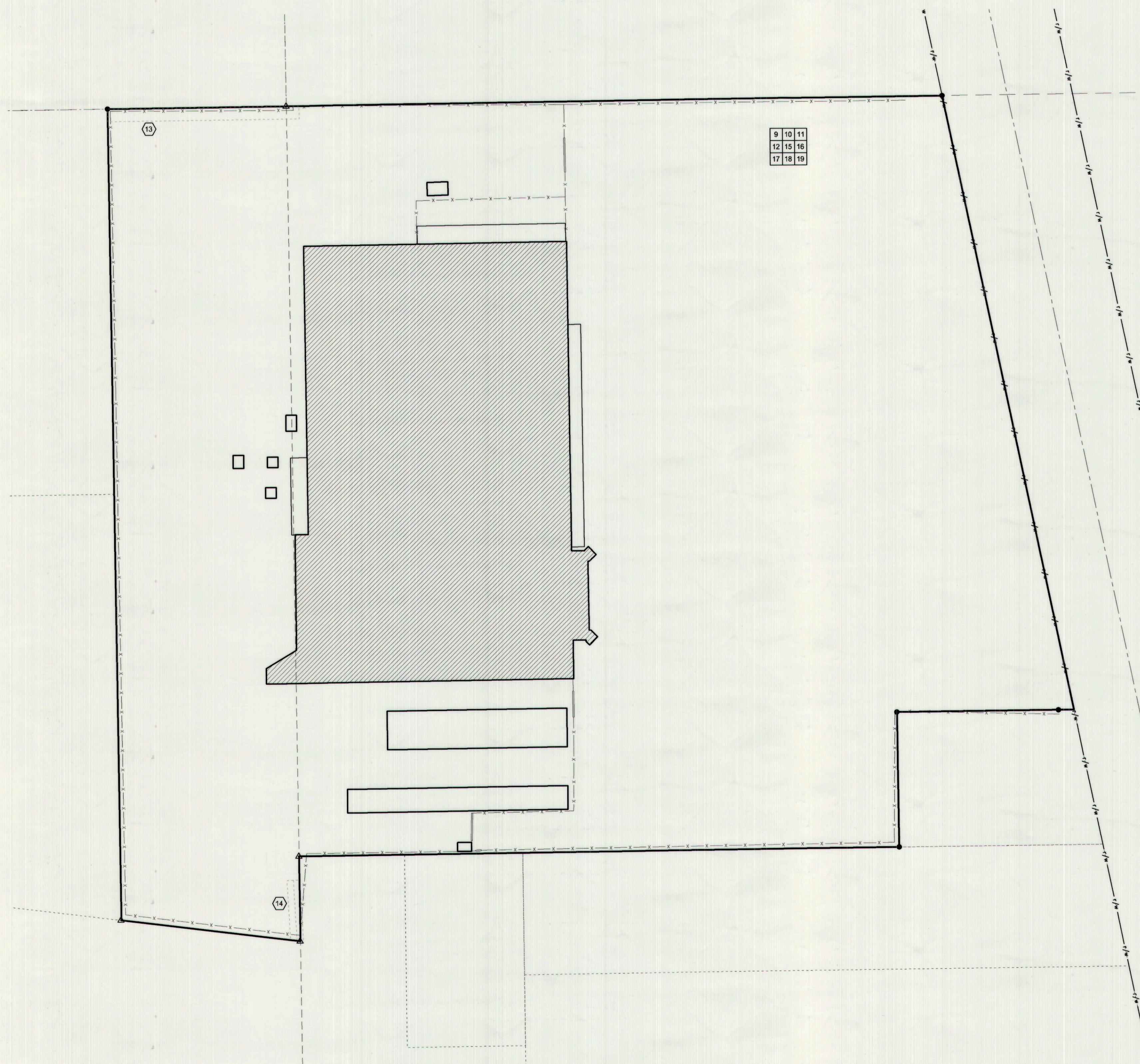


RAM Properties and Leasing, LLC A.L.T.A. / N.S.P.S. Land Title Survey Title Exception Sheet

Located in the Southwest Quarter of Section 21, T. 14 S., R. 10 E., S.L.B. & M.
Price City, Carbon County, Utah
2020



SCHEDULE B PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Lender's Policy

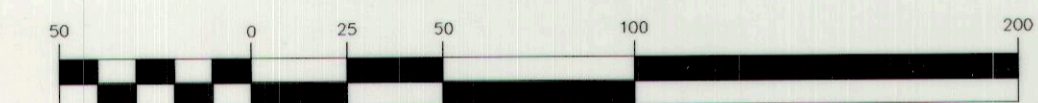
1. a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, 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 liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and in the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 01-2567-0000. Taxes for the year 2019 have been paid in the amount of \$17,655.99 under Parcel No. 01-2567-0000.
BLANKET EXCEPTION
10. The herein described Land is located within the boundaries of Price City, Carbon Water Conservancy District, Price River Water Improvement District, and is subject to any and all charges and assessments levied thereunder.
BLANKET EXCEPTION - SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARY AS LISTED.
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. 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.
BLANKET EXCEPTION
11. Claim, right, title or interest to water or water rights whether or not shown by the public records.
BLANKET EXCEPTION
12. A perpetual easement for the exclusive purpose of an irrigation ditch over and across the North 10 feet of the West 150 feet of said Land, recorded May 24, 1990 as Entry No. 27252 in Book 297 at Page 162 and recorded May 24, 1990 as Entry No. 27253 in Book 297 at Page 167.
AS SHOWN
13. Easement in favor of PacifiCorp, an Orgon corporation dba Utah Power & Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 29, 1990, as Entry No. 28186, in Book 299, at Page 516.
AS SHOWN
14. Conditions and restrictions set forth in that certain Special Warranty Deed, dated May 7, 2003 and recorded May 12, 2003 as Entry No. 98575 in Book 533 at Page 435.
BLANKET EXCEPTION
15. Oil, Gas and Mineral Lease by and between RAM Properties, L.L.C., also known as RAM Properties and Leasing, L.L.C., a Utah Limited Liability Company and ConocoPhillips Company, dated April 28, 2006 and recorded April 28, 2006 as Entry No. 116933 in Book 617 at Page 309.
BLANKET EXCEPTION
16. Subject to the following matters disclosed on that certain survey prepared by Jones & DeMille Engineering, Inc., having been certified under the date of January 20, 2020, as Job No. 1910-055, by Troy W. Gadd, a Professional Land Surveyor holding License No. 5561169.
 - a. Light poles
 - b. Telephone Pedestals
 - c. Guy wire
 - d. Power pole
 - e. Culinary water valves
 - f. Fire Hydrants
 - g. Concrete bollard post
 - h. Concrete lined ditch and concrete headwall with pipe culvert
 - i. Gas meter
 - j. Water manhole
 - k. Fence line discrepancies (fences not coincident with property boundary lines)
 - l. Rebar and cap marking as described in Surveyor's note No. 5
 - m. Possible deed overlap as described in Surveyor's note No. 6
17. **BLANKET EXCEPTION - ITEMS LISTED ABOVE ARE SHOWN ON SHEET 2.**
Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
BLANKET EXCEPTION
18. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
BLANKET EXCEPTION
19. **BLANKET EXCEPTION**

NOTE: Except as shown in Schedule B, Part II above, examination of the Public Records for the following name(s) discloses no judgments or other matters that, in the opinion of the Company, would constitute liens against the Land:

Sutherland Bldg. Material Shopping Centers, Inc., a Delaware corporation
RAM Properties and Leasing, L.L.C., a Utah limited liability company



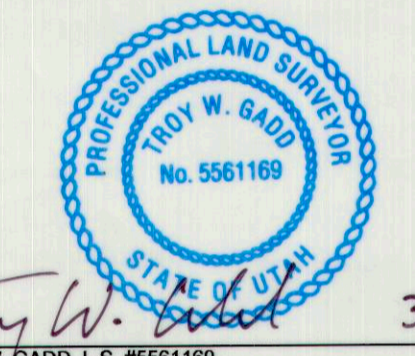
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

DATE OF PLAT OR MAP: 03/16/2020



Troy W. Gadd
TROY W. GADD, L.S. #5561169
DATE: 3/16/20

PREPARED BY:
Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1910-055 FILE NAME: h:\d\proj\1910-055\dwg\1910-055 survey.dwg
SURVEYED BY: G.B.N. DRAWN BY: T.W.G. UPDATED: 3/13/2020 PLOTTED: 3/16/2020

**RAM Properties and Leasing, LLC
ALTA / NSPS Land Title Survey**

Price City, Carbon County, Utah
Scale: 1" = 50'

SHEET 4 OF 4