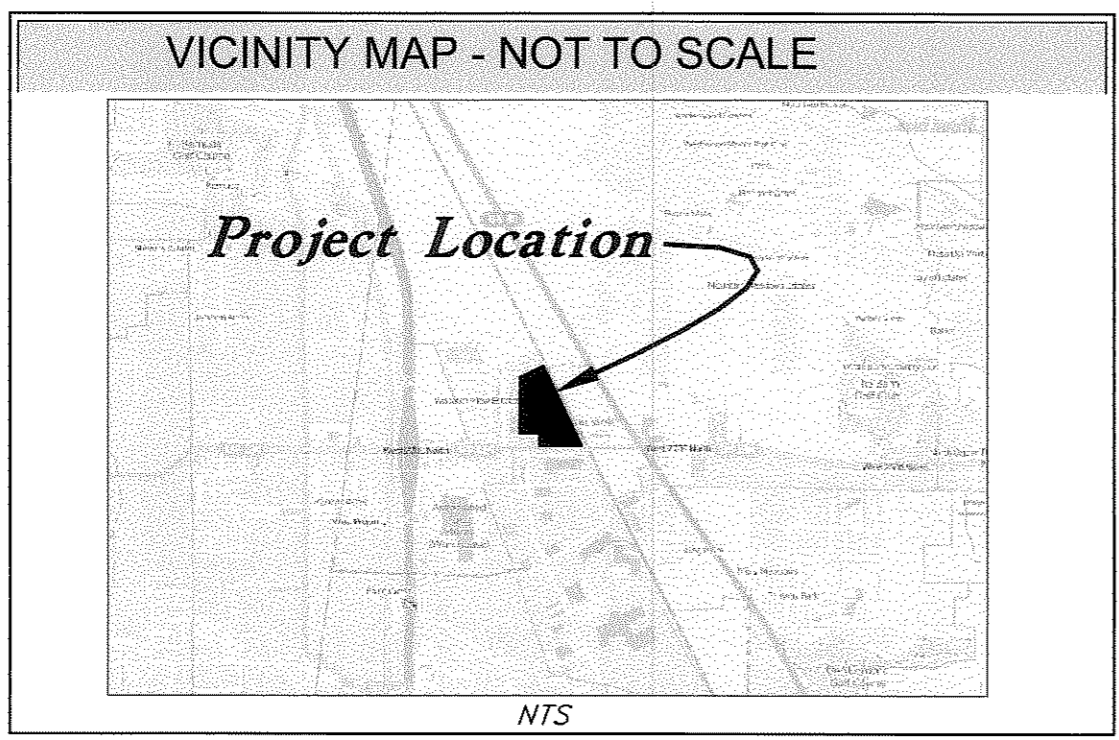


**ITEMS CORRESPONDING TO SCHEDULE B-II**

The following items are listed in Schedule B - Section 2 Exceptions in a Commitment for Title Insurance issued by Metro National Title, LLC, Order Number 41547, with an Effective date of May 19, 2014 at 7:45a.m.

- 10. Exception No. 10 - (Not Plotted - Blanket in Nature.) Such a state of facts an accurate survey and inspection of the property would disclose.
- 11. Exception No. 11 - (Not Plotted - Blanket in Nature.) Subject to all existing ditches and canals and rights of way and easements thereof.
- 12. Exception No. 12 (Exact Location Not Disclosed Affects the Easterly Portion of the Parcel) - Easement, and the terms and conditions thereof. Grantee: Utah Independent Telephone Company, a corporation Purpose: the right to erect, operate and maintain its poles, wires and fixtures. Recorded: December 15, 1905 Book/Page: 48/552
- 13. Exception No. 13 (Plotted Affects the Easterly Portion of the Parcel) - Easement, and the terms and conditions thereof. Grantee: Utah Independent Telephone Company Purpose: the right to erect 15 poles, wires and fixtures Recorded: December 15, 1905 Book/Page: 48/553
- 14. Exception No. 14 (Exact Location Not Disclosed Affects Southerly portion of Exception Parcels) No Irrigation and/or Waste Water Ditches were observed on the property - Rights and rights of way in favor of Weber County as created by Quit Claim Deed, and the terms and conditions thereof. Purpose: Land for highway and permission to locate and construct within the grantors land and outside the limits of the highway right of way all irrigation and/or water ditches Recorded: December 19, 1953 Entry No.: 213058 Book/Page: 433/162
- 15. Exception No. 15 - (Plotted Does Not Affect Property). Easement, and the terms and conditions thereof. Grantor: Porter M. Gooch and Melba F. Gooch 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 one guy anchors and 2 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto. Recorded: August 7, 1963 Entry No.: 407549 Book/Page: 250/2
- 16. Exception No. 16 - (Plotted Affects Southeastern Portion of Exception Parcels. Reservation of Easement and the terms and conditions thereof. By Warranty Deed executed by Weber County Industrial Development Bureau, as Grantor, to Amalgamated Sugar Company, as Grantee Recorded: April 12, 1973 Entry No.: 591108 Book/Page: 1021/506 Effect: An easement to transport water and an easement of ingress and egress to main water headgate. Also, as disclosed by Quit Claim Deed: Grantor: Melba F. Gooch d/b/a Melba Fugol Gooch Estate Grantee: Weber Economic Development Corporation Recorded: April 1, 1992 Entry No. 1172586 Book/Page: 1622/2347
- 17. Exception No. 17 (Not Plotted Affects this and other Parcels) - Ordinance No. 13-76: Dated: December 28, 1976 Recorded: February 17, 1977 Entry No.: 689570 Order Number: 41547 Escrow Officer: at Book/Pages: 1164/110 An Ordinance establishing a Weber County Service Area No. 1, Fair West Park Improvement District.
- 18. Exception No. 18 (Plotted Affects Southeastern Portion of Exception Parcel #1) - Cable Easement and Right of Way Agreement, and the terms and conditions thereof. Grantor: The Amalgamated Sugar Company Grantee: WatchUs Communication, d/b/a Star West Communications Recorded: May 8, 1987 Entry No.: 1010269 Book/Page: 1516/1284 Assignment of Easement: Assignor: WatchUs Communication, d/b/a Star West Communication Assignee: Insight Communications Company, L.P. Recorded: June 5, 1987 Entry No.: 1013800 Book/Page: 1518/2892
- 19. Exception No. 19 (Plotted Affects Southern Portion of Exception Parcel #1) - Cable Easement and Right of Way Agreement, and the terms and conditions thereof. Grantor: Ward Jones Construction Co., Robert Ray Ward Grantee: WatchUs Communications d/b/a Star West Communications Recorded: May 8, 1987 Entry No.: 1010270 Book/Page: 1516/1286 Assignment of Easement: Assignor: WatchUs Communications d/b/a Star West Communications Assignee: Insight Communications Company, L.P. Recorded: June 5, 1987 Entry No.: 1013803 Book/Page: 1518/2898
- 20. Exception No. 20 (Not Plotted - Falls West of West Property Boundary) - Cable Easement and Right of Way Agreement, and the terms and conditions thereof. Grantor: Sanders Investment Company Grantee: WatchUs Communications, d/b/a Star West Communication Recorded: May 8, 1987 Entry No.: 1010272 Book/Page: 1516/1288 Assignment of Easement: Assignor: WatchUs Communications, d/b/a Star West Communications Assignee: Insight Communications Company, L.P. Recorded: June 5, 1987 Entry No.: 1013802 Book/Page: 1518/2896
- 21. Exception No. 21 (Plotted Affects Southerly portion of this Parcel) - Right of Occupancy Agreement, and the terms and conditions thereof. Property Owner: Carpro, Inc. Acquiring Entity: State of Utah, Department of Transportation, (UDOT) Recorded: May 9, 2005 Entry No.:1937646 Book/Page: 2365/2130
- 22. Exception No. 22 (Plotted Affects Southerly portion of this Parcel) - Abutter's rights of underlying fee to the center of the existing right of way appurtenant to conveyance by Warranty Deed, and the terms and conditions thereof. Grantee: Utah Department of Transportation Recorded: January 6, 2005 Entry No.: 2078401
- 23. Exception No. 23 (Plotted Affects Southerly portion of this Parcel) - Abutter's rights of underlying fee to center of the existing right of way appurtenant to the property as conveyed by Warranty Deed, and the terms and conditions thereof. Grantee: Union Pacific Railroad Recorded: January 6, 2005 Entry No.: 2078402
- 24. Exception No. 24 (Not Plotted Affects this and other Parcels) - Resolution No. 2005-G (RD4): Dated: October 11, 2005 Recorded: November 4, 2005 Entry No.: 2140380 A Resolution of the Pleasant View City Redevelopment Agency approving and adopting the Draft Economic Development Plan for the Pleasant View Business Park Economic Development Project Area. A Resolution 2009-C of the Pleasant View City Redevelopment Agency approving and authorizing the execution of the Tax Increment Participation Agreement with Western States Revbarb in the Pleasant View Business Park Economic Development Area. Recorded: September 29, 2009 Entry No.: 2436872
- 25. Exception No. 25 (Not Plotted Affects this and other Parcels) - Easement Deed by Court Order in Settlement of Landowners Action, and the terms and conditions thereof. Plaintiffs: Moyle, LLC, the Michael C. North Family Trust, and Delta Auto Truck Stop, Inc. for themselves and all others. similarly situated Defendants: Level 3 Communications, LLC, Sprint Communications Company, L.P. and West Communications Corporation Jurisdiction: United States District Court for the District of Utah Central Division - Salt Lake City Recorded: October 30, 2013 Entry No.: 2662268



**STRIPED PARKING STALL COUNT**  
101 Stalls 5 ADA Stalls = 106 Total Stalls

**PARCEL AREAS**  
43.222 Acres Total  
Less Excepting Parcels Area 0.579 Acres  
42.643 Acres Net

**LEGEND OF SYMBOLS & ABBREVIATIONS**

— I —	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
— UGF —	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Conc. Pipe
— OHT —	Overhead Telephone line	SP	Service Pole	CONC	Edge of Concrete
— OHP —	Overhead Power line	LP	Light Pole	RWALL	Retaining Wall
— UGP —	Power line	PP	Power Pole	SMH	Sewer Manhole
— S —	Sanitary Sewer line	TP	Telephone Pole	WV	Water Valve
— CW —	Culinary Water line	FH	Fire Hydrant	CB	Catch Basin
— G —	Gas line	DIT	Flowline of Ditch	DV	Diversion Box
— SD —	Storm Drain line	TOE	Toe of Slope	TC	Top of Curb
— SW —	Secondary Waterline	TOP	Top of Slope	SW	Sidewalk
— LD —	Land Drain line	CO	Cleanout	GSW	Gas line Marker
— W —	Irrigation Waterline	FC	Fence	GUY	Guy Wire
— X — X —	Fence	DMH	Drain Manhole	BLDG	Building Corner
•	Post	FW	Flowline	FL	Fire Hydrant
⊗	Water Meter	x99.00	Spot Elevation	WV	Water Valve
⊙	Gas Meter	CONTOUR	Contour	LP	Light Pole
⊞	Telephone Box	ASPHALT	Asphalt	—	Power Pole w/guy
⊚	Sewer Manhole	CONCRETE	Concrete	—	Existing Tree
⊛	Drain Manhole	BUILDING	Building	—	Tree Canopy
⊜	Water Manhole	CATCH BASIN	Catch Basin		
⊝	Cleanout Box				

**SIGNIFICANT OBSERVATIONS**

A The Majority of the Title Exceptions are inside, or have duplicate descriptions of the Excepting parcels from the Record Description.

**FLOOD NOTE**

Property is located in Zone "X": Areas determined to be outside of the 0.2% annual chance flood plane, according to:  
- Flood Insurance Rate Map No. 49057C0200E  
- Effective date of December 16, 2005.

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**ZONING INFORMATION**

Information take from a Zoning Report Prepared by Bock & Clark Zoning, For CSM Portfolio Project 7201400426:003, dated: June 30, 2014. Provided to the Surveyor on June 30, 2014.

**ZONE:**  
MP-1 Planned Manufacturing  
**LOT SIZE REQUIREMENTS:**  
Minimum Lot Area: None  
Minimum Lot Width: None  
Minimum Lot Depth: No specific requirement noted

**SETBACK REQUIREMENTS:**  
1. Front Yard: 50 feet minimum from state highway; 20 feet minimum from any other street  
2. Side Yard: None  
3. Rear Yard: None

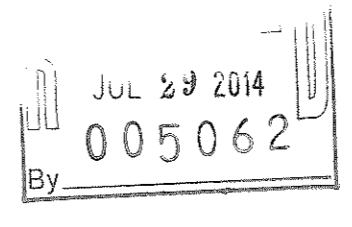
**HEIGHT REQUIREMENTS:**  
Maximum Height: None

**COVERAGE REQUIREMENTS:**  
Maximum Lot Coverage: 80%  
**FLOOR AREA RATIOS:**  
Maximum floor area ratio: No specific requirement noted

**PARKING REQUIREMENTS:**  
Parking Formula: Industrial Uses - 1 per 2 employees on highest employment shift  
Required Spaces: 22  
Provided Spaces: 101 regular, 5 ADA, 106 Total

**MISCELLANEOUS NOTES**

1. There is no observed evidence of earth moving work, building construction, or building additions within recent months.
2. There is no observed evidence of any changes to the existing street right of way lines. Nor is there any proposed changes available from Pleasant View City or UDOT. The Right of way widths were established from prior surveys and the Excepting descriptions.
3. There is no observed evidence of the site being used as a solid waste dump, sump, or sanitary landfill.
4. No information was provided from appropriate Authorities, to determine if the property has any delineated wetlands areas.
5. The location and/or elevation of existing utilities as shown on these plans is based on records of the governmental jurisdictions, various utility companies and where possible, measurement taken from the field. The information is not to be relied on as being exact or complete.
6. Weber County Brass Cap Monuments were found at the Southeast corner and the South Quarter corner of Section 25, T7N, R2W, SLB&M; a Line Bearing North 89°34'13" West between these two Monuments was used as the Bearing Base.
7. Item 204, Improvements within any offsite easements are shown in conjunction with improvements on Parcels 2 & 3.
8. Per Item 9 of Table A, all parking stalls are located at the surface level of the property.
9. Per Item 17 of Table A, no evidence was observed of recent street or sidewalk construction adjacent to the property.
10. Utilities shown on this survey entering and exiting the property do so via public right of ways.
11. The property has direct vehicular access to 2700 North Street (S.R. 235) - a public right of way (Maintained by UDOT), through two paved Driveways, and said parcel abuts upon, with no gaps or gores, said public right of way.
12. There is no observed evidence of Cemeteries, Gravesites or Burial Grounds located within the boundaries of the property. (Per ALTA Standards Section 5.F)



**RECORD DESCRIPTION**

A part of the South Half of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point (North 89°52' West 1268.0 feet) North 89°34'13" West 1250.97 feet along the Section Line and (North 26°12' West) North 25°54'13" West 48.10 feet from the Southeast corner of said Section 25 and which point is the intersection of the Westerly right-of-way boundary of the Oregon Short Line Railroad and the Northerly line of 2700 North Street - Utah State Route 134 (80 foot wide right-of-way); running thence North 89°53'58" West 1059.83 feet, along said Northerly line of 2700 North Street to a point being 300.00 feet perpendicular distant Easterly from the Quarter Section line; thence North 0°39'40" East 300.01 feet, along a line parallel to and being 300.00 feet perpendicular distant Easterly from the Quarter Section line to a point being 300.00 feet perpendicular distant Northerly from the Northerly line of 2700 North Street; thence North 89°53'58" West 500.02 feet along a line parallel to and being 300.00 feet perpendicular distant Northerly from said Northerly line of Street to a point being 200.00 feet perpendicular distant Westerly from the Quarter Section line; thence North 0°39'40" East 1399.39 feet along a line parallel to and being 200.00 feet perpendicular distant Westerly from the Quarter Section line; thence North 84°05'42" East 641.95 feet along a line perpendicular to the Westerly right-of-way line of the Oregon Short Line Railroad to a point on said Westerly Railroad right-of-way line; thence (South 26°12' East) South 25°54'13" East 2203.90 feet along said Westerly line of the Railroad right-of-way to the point of beginning.

EXCEPTING THEREFROM the following: A parcel of land in fee for the widening of the existing highway State Route 134 known as project No. SP-0134(2)11, being part of an entire tract of property, situated in the SW1/4SE1/4 and the SE1/4SE1/4 of Section 25, T.7N., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows: Beginning at the Southeast corner of said entire tract 43.14 feet perpendicular distant northerly from the control line of said project at engineers station 49+08.38, which point is 1250.97 feet North 89°34'13" West and 48.10 feet North 25°54'13" West from the Southeast corner of said Section 25; and running thence North 89°53'58" West 1,060.01 feet along the Southerly boundary line of said entire tract to the Southwest corner of said entire tract, which corner is 37.01 feet perpendicular distant Northerly from said control line; thence North 0°39'40" East 17.99 feet along the Westerly boundary line of said entire tract to a point 55.00 feet perpendicular distant Northerly from said control line; thence South 89°34'05" East 321.63 feet along a line parallel to said control line to a point 55.00 feet perpendicular distant Northerly from said control line; thence North 49°20'28" East 52.89 feet to a point 89.76 feet perpendicular distant Northerly from said control line; thence South 89°42'31" East 40.49 feet to a point 89.86 feet perpendicular distant Northerly from said control line; thence South 48°45'15" East 53.34 feet to a point 55.00 feet perpendicular distant Northerly from said control line; thence South 89°34'05" East 258.75 feet along a line parallel to said control line to a point 55.00 feet perpendicular distant Northerly from said control line; thence North 89°34'05" East 40.95 feet to a point 85.00 feet perpendicular distant Northerly from said control line; thence South 89°34'05" East 40.95 feet to a point 85.00 feet perpendicular distant Northerly from said control line; thence South 52°41'47" East 50.00 feet to a point 55.00 feet perpendicular distant Northerly from said control line; thence South 89°34'05" East 231.51 feet to a point in the Easterly boundary line of said entire tract, which point is 55.00 feet perpendicular distant Northerly from said control line; thence South 25°54'13" East 13.24 feet along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (E#2078401)

EXCEPTING THEREFROM the following: A parcel of land in fee for the widening of the existing highway State Rout 134 known as Project No. SP-0134(2)11, being part of an entire tract of property, situated in SW1/4SE1/4 and the SE1/4SE1/4 of Section 25, T.7N., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows: Beginning at a point in the Easterly boundary line of said Order Number: 41547 Escrow Officer: at entire tract 55.00 feet perpendicular distant Northerly from the control line of said project at engineers station 49+02.51, which point is 1,250.97 feet North 89°34'13" West and 61.34 feet North 25°54'13" West from the Southeast corner of said Section 25; and running thence North 89°34'05" West 11.16 feet along a line parallel to said control line to a point 55.00 feet perpendicular distant Northerly from said control line; thence North 25°54'13" West 42.21 feet to a point 92.83 feet perpendicular distant Northerly from said control line; thence North 64°06'18" East 10.00 feet to a point in the Easterly boundary line of said entire tract 97.26 feet perpendicular distant Northerly from said control line; thence South 25°54'13" East 47.16 feet along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (E#2078402)

I certify this Record Description Describes the same property as Insured in the Commitment for Title Insurance issued by Metro National Title, LLC, Order Number 41547, with an Effective date of May 19, 2014 at 7:45a.m.

**ALTA/ACSM LAND TITLE SURVEY**

**CSM Bakery Supplies**  
**B&C Project No. 201401581 / 3**  
**1400 West 2700 North, Pleasant View UT**  
  
based upon Title Commitment No. 41547A  
from Metro National Title, LLC  
bearing an effective date of June 3, 2014 at 7:45 a.m.

**Surveyor's Certification**  
To Metro National Title LLC, Angelo Gordon & Co., L.P., AG Net Lease Acquisition Corp., A/CNLL, L.L.C. a Delaware Limited Liability Company ("Purchaser"), Chicago Title Insurance Company ("Title Company"), Sheppard Mullin Richter & Hampton LLP, CSM Bakery Products NA, Inc. a Delaware corporation ("Seller"), The Royal Bank of Scotland plc ("Lender"), and their respective successors and assigns, and Bock & Clark Corporation.  
  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7c, 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on June 17, 2014.

Dated this 29th day of July, 2014.  
  
Audy Hubbard  
Surveyor

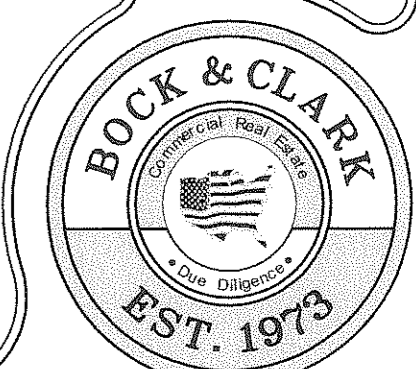
**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

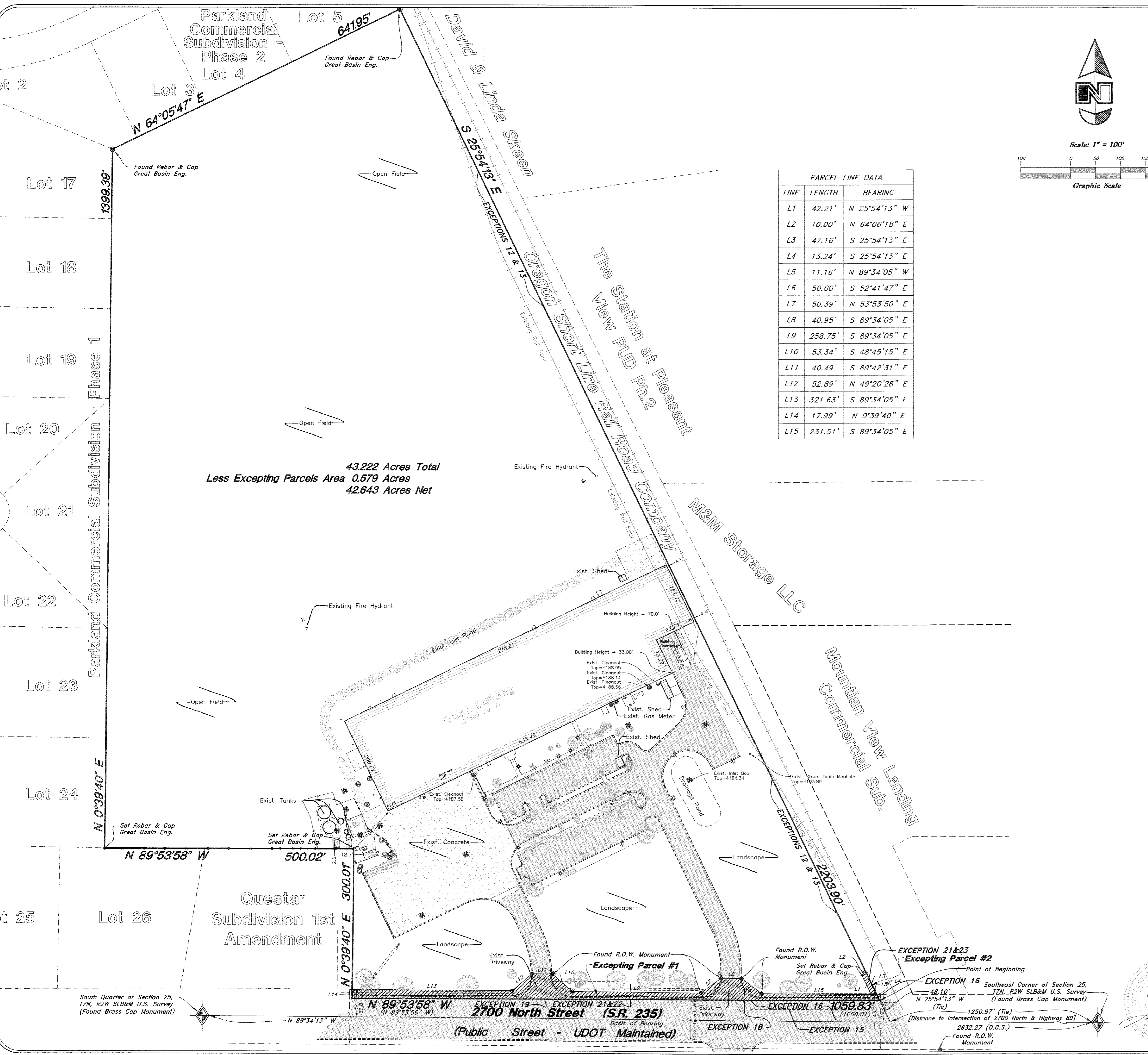
Registration No. 624292  
In the State of Utah  
Date of Survey: June 20, 2014  
Date of Last Revision: July 3, 2014  
Network Project No. 201401581 / 3

Survey Performed By:  
Great Basin Engineering  
5746 S. 1475 E.  
Ogden, UT 84403  
Phone: 801-394-4515  
Fax: 801-392-7544  
AndyH@greatbasineng.com

SHEET 1 OF 2

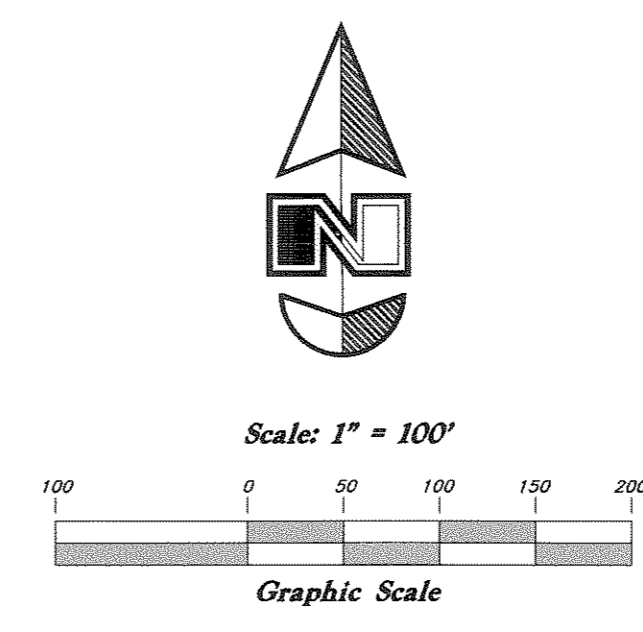
**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397) Fax: (330) 666-3608 www.boockandclark.com





LINE	LENGTH	BEARING
L1	42.21'	N 25°54'13" W
L2	10.00'	N 64°06'18" E
L3	47.16'	S 25°54'13" E
L4	13.24'	S 25°54'13" E
L5	11.16'	N 89°34'05" W
L6	50.00'	S 52°41'47" E
L7	50.39'	N 53°53'50" E
L8	40.95'	S 89°34'05" E
L9	258.75'	S 89°34'05" E
L10	53.34'	S 48°45'15" E
L11	40.49'	S 89°42'31" E
L12	52.89'	N 49°20'28" E
L13	321.63'	S 89°34'05" E
L14	17.99'	N 0°39'40" E
L15	231.51'	S 89°34'05" E

43.222 Acres Total  
 Less Excepting Parcels Area 0.579 Acres  
 42.643 Acres Net



LEGEND OF SYMBOLS & ABBREVIATIONS					
1	Exception Designation Number	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
CL	Centerline	EA	Edge of Asphalt	R.C.P.	Reinforced Conc. Pipe
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OHT	Overhead Telephone line	LP	Light Pole	RWALL	Retaining Wall
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•	Gas Meter	Contour	Contour	CONC	Concrete
•	Telephone Box	Contour	Contour	CONC	Concrete
•	Sewer Manhole	Contour	Contour	CONC	Concrete
•	Drain Manhole	Contour	Contour	CONC	Concrete
•	Water Manhole	Contour	Contour	CONC	Concrete
•	Cleanout Box	Contour	Contour	CONC	Concrete
•	Nail & Washer	Contour	Contour	CONC	Concrete

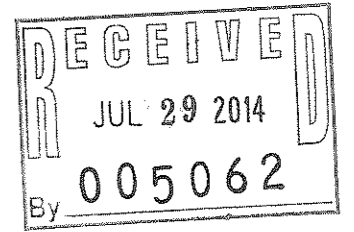
**NARRATIVE**

This ALTA/ACSM Land Title Survey was requested by Regina Frascolla of Bock & Clark for Title purposes.

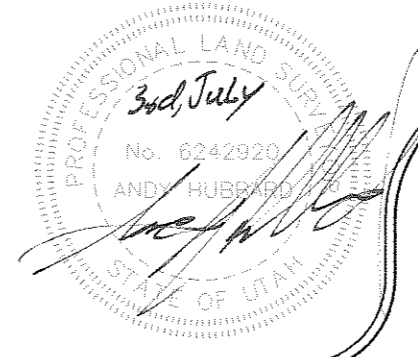
Weber County Brass Cap Monuments were found at the Southeast corner and the South Quarter corner of Section 25, T7N, R2W, SLB&M.

A Line Bearing North 89°34'13" West between these two Monuments was used as the Bearing Base.

Property Corners were set as shown.



**GREAT BASIN ENGINEERING INC.**  
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 WWW.GREATBASINENGINEERING.COM



**ALTA/ACSM LAND TITLE SURVEY**  
 PREPARED FOR:  
**CSM Bakery Supplies**  
 DATE OF FIELD SURVEY: June 17, 2014 DATE OF LAST REVISION: July 3, 2014  
 NETWORK PROJECT NO. 201401581 / 3 SHEET 2 OF 2

Bock & Clark's National Surveyors Network  
 National Coordinators of ALTA/ACSM Land Title Surveys

