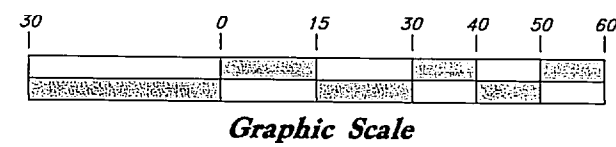


Scale: 1" = 30'



EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company...

- EXCEPTION NO. 1-8 (NOTHING TO PLOT): Not a Survey related matter.
EXCEPTION NO. 9 (NOTHING TO PLOT) Affects Parcel 1: Taxes for the year 2015 are a lien now due and payable in the amount of \$2,863.07...

EXCEPTION NO. 11 (NOTHING TO PLOT): The herein described property is located within the boundaries of Ogdan City, Weber County, Weber Basin Water Conservancy District...

EXCEPTION NO. 12 (NOTHING TO PLOT): Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel...

EXCEPTION NO. 13 (NOTHING TO PLOT): Claim, right, title or interest to water or water rights whether or not shown by the public records.

EXCEPTION NO. 14 (PLOTTED) Affects the Southerly 10 feet of Parcel 2: Easement in favor of the Utah Department of Transportation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes...

EXCEPTION NO. 15 (PLOTTED) Affects all of Parcels 2a, 2b & 2c: Easement in favor of Ronald A. Ohe for a perpetual, nonexclusive easement across said property and incidental purposes...

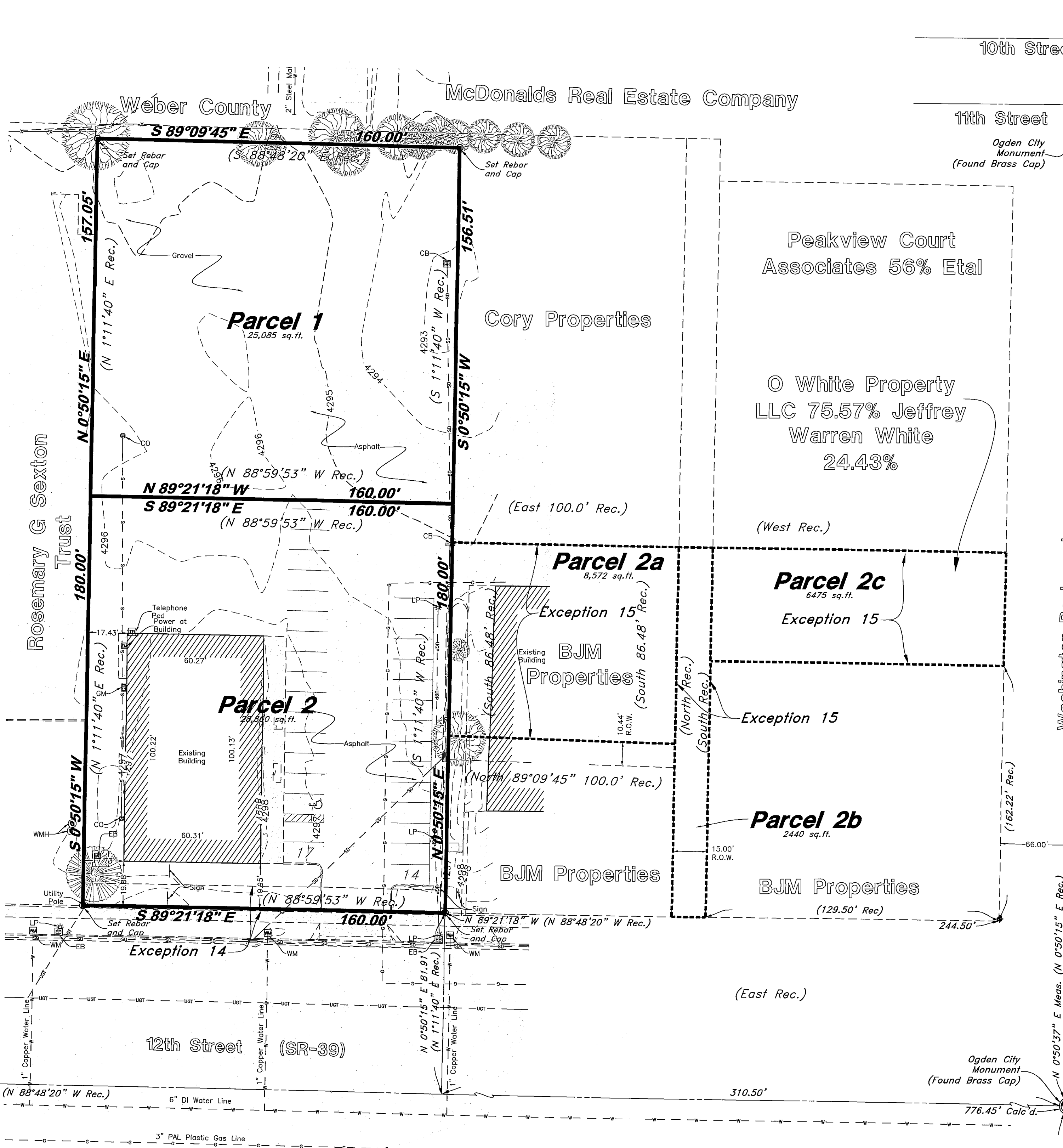
EXCEPTION NO. 16 (NOTHING TO PLOT) Affects all of Parcel 1 and 2: Protective Covenants, Conditions and Restrictions, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin...

Amended February 1, 1990 as Entry No. 1100592 in Book 1575 of Page 1152.

EXCEPTION NO. 18 (NOTHING TO PLOT) Affects all of Parcel 1: A Trust Deed to secure an indebtedness in the amount shown below, and any other obligations secured thereby...

EXCEPTION NO. 19 (NOTHING TO PLOT) Affects all of Parcel 2: Trust Deed to Secure Credit Agreement to secure an indebtedness in the amount shown below, and any other obligations secured thereby...

EXCEPTION NO. 20-23 (NOTHING TO PLOT): Not a Survey related matter.



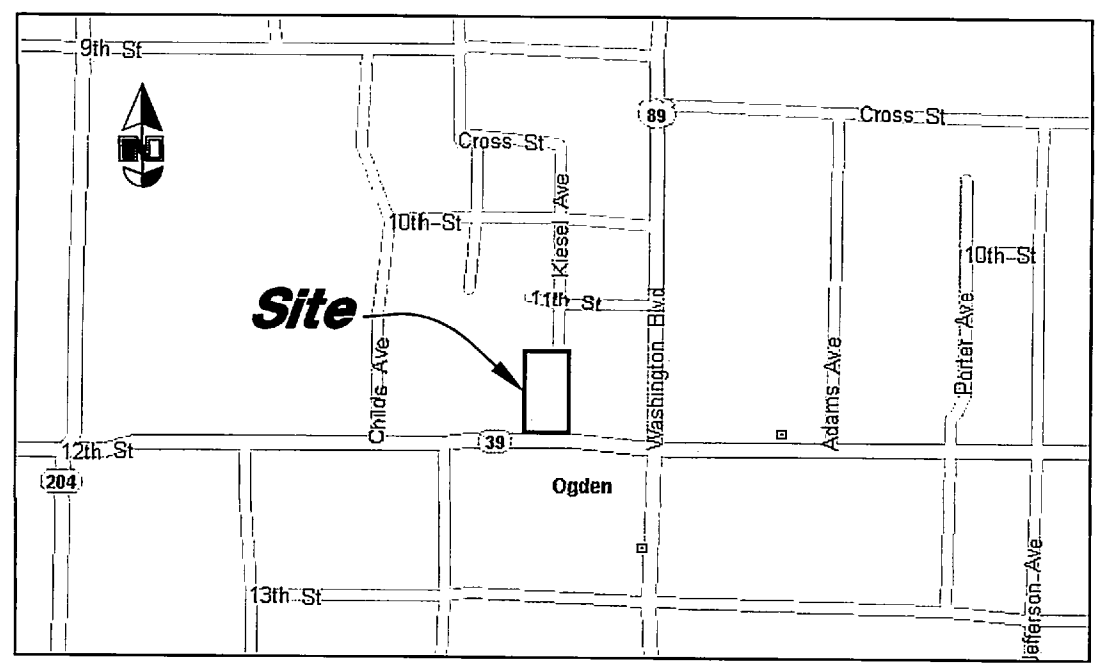
FLOOD ZONE: The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map No. 49057C0426E dated December 16, 2005...

ZONING: As per Optional Item 6 of Table B, Subject Property was found in RMU and RMF 35 Zoning but no specific zoning information was provided by client at the time of the survey.

NOTES: 1. There is no observed evidence of current earth moving work, building construction or building additions. 2. There are no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs which would affect subject property. 3. There is no observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

NARRATIVE: This ALTA/ACSM Land Title Survey was requested by Dan Moore from CBS Advisors for Title Purpose. Ogdan City Brass Cap monuments were found at the intersections of 13th Street and Washington Boulevard, 12th Street and Washington Boulevard, 11th Street and Washington Boulevard, and 10th Street and Washington Boulevard.

Record Bearings have been rotated 0°21'25" clockwise to match bearings of Survey on Record at Weber County.



VICINITY MAP Not to Scale

Legend

Table with 4 columns listing symbols for various features: San. Sewer Manhole, Storm Drain Manhole, Gas Manhole, Electrical Manhole, Catch Basin, etc.

DESCRIPTIONS FROM TITLE REPORT

PARCEL 1: Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning of a point which is North 88°48'20" West 244.5 feet and North 01°11'40" East 228.93 feet...

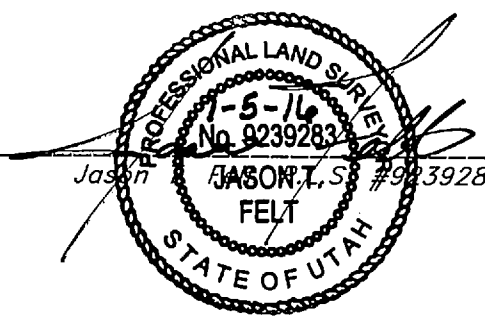
PARCEL 2a: Part of the Northeast one quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning at a point which is North 88°48'20" West 244.5 feet and North 01°11'40" East 48.93 feet...

PARCEL 2b: TOGETHER WITH a right of way as presently exists over and across the following described property: Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian...

PARCEL 2c: ALSO TOGETHER WITH a right of way over the following described land, to-wit: Beginning at a point on the North line of 12th Street 129.5 feet West of the West line of Washington Avenue...

SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, Cottonwood Title; Grassroots Development LLC, King Long Yu and Rita Yu and Lazy J Motel. 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...



RECEIVED AUG 15 2016 BY: 5526

Vertical sidebar containing: GREAT BASIN ENGINEERING logo, address (5746 S SOUTH 1475 EAST OGDEN, UTAH 84403), phone/fax numbers, and a table with columns for REV, DATE, and DESCRIPTION.