

**SCHEDULE B-SECTION 2 EXCEPTIONS**

- Defects, liens, encumbrances, adverse claims or 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 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 THE SUBJECT PROPERTY, NOT PLOTTABLE)
- Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (AFFECTS THE SUBJECT PROPERTY, SEWER LATERAL POSSIBLY SHARED WITH ADJOINING V.F.W.)
- 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. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- (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. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE)
- 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 THE SUBJECT PROPERTY, NOT PLOTTABLE)
- Taxes for the year 2016 are due and payable on or before November 30, 2016 in the amount of \$5,281.45. SERIAL NUMBER: 12-100-0012  
Lien arising as of 12 o'clock noon of January 1 for any unpaid personal property taxes which may be listed against the property described herein (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- Said property is included within the following boundaries and is subject to any charges and assessments levied by them as a result of services provided.  
GENERAL FUND, G O BOND FUND, LIBRARY, WEBER SCHOOL DISTRICT, STATEWIDE SCHOOL BASIC LEVY, MOSQUITO ABATEMENT DISTRICT, WEBER BASIN WATER - GENERAL, BONA VISTA WATER DISTRICT, CENTRAL WEBER SEWER DISTRICT, MARRIOTT-SLATERVILLE CITY, WEBER/ MORGAN HEALTH, JUDGMENT LEVY - W.C. PARAMEDIC FUND, WEBER FIRE DISTRICT, STATE ASSESS & COLLECT MULTI CO. ASSESS & COLLECT/ COUNTY1 WEBER SCHOOL DIST JUDGMENT LEVY, WEBER AREA DISPATCH 911 AND EM. SERV. DIST. - (S-S), WEBER FIRE G.O. BOND - 2006 SERIES (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 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 interest. there may be leases, grants, exceptions or reservations of interest that are not listed. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- Subject to all existing roads, streets, alleys, ditches, reservoirs, utility's, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Overhead Power Line Easement running over the front of said property, as disclosed by a visual inspection. (AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON)
- POLE LINE EASEMENT  
Grantor: JULIAN M. POWELL AND VENIS S. POWELL  
Grantee: UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS  
Location: SEE DEED  
Purpose: A RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE, AND NO GUY ANCHORS, 1 POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS  
Dated: July 6, 1942  
Recorded: July 13, 1943  
Entry Number: 76961  
Book: 167 Page: 572  
(RUNS ALONG THE SOUTHERLY LINE OF 12TH STREET)  
(AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON) (SEE NOTE "L")
- THE EFFECTS OF AN ACCURATE SURVEY OF SAID PROPERTY, DUE TO VARIOUS GAPS & OVERLAPS AFFECTING ALL PROPERTY LINES; AND PROPERTY DESCRIPTION DESCRIBED HEREIN DOES NOT CLOSE PROPERLY. (AFFECTS THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON)
- ORDINANCE NO. 2015-02  
Purpose: AN ORDINANCE OF MARRIOTT-SLATERVILLE CITY, UTAH, ADOPTING CHAPTER 2.18 OF THE MUNICIPAL CODE TO PROVIDED FOR COMMUNITY DEVELOPEMENT AND RENEW AS SET FORTH IN STATE LAW, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.  
Recorded: April 16, 2015  
Entry Number: 2731074  
CERTIFICATE OF CREATION OF THE MARRIOTT-SLATERVILLE CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY.  
Dated: March 23, 2015  
Recorded: April 16, 2015  
Entry Number: 2731075  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- TRUST DEED  
Dated: January 20, 2015 Amount: \$595,000.00  
Trustor: 12TH STREET HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY Beneficiary: KJ COMMERCIAL PROPERTIES, L.L.C.  
Trustee: MOUNTAIN VIEW TITLE & ESCROW, INC  
Recorded: January 28, 2015  
Entry Number: 2719673  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES AND NONE WERE FOUND TO BE OF RECORD. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- A 24 MONTH VESTING CHAIN OF TITLE HAS BEEN DONE AND THE FOLLOWING ITEMS WERE FOUND TO BE OF RECORD. WARRANTY DEED DATED JANUARY 23, 2016 BY AND BETWEEN KJ COMMERCIAL PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY TO 12TH STREET HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED AS ENTRY NUMBER: 2719672. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alta.org>. NY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

**NOTES**

- THE SUBJECT PROPERTY LIES WITHIN THE MARRIOTT-SLATERVILLE M ZONING DISTRICT.
- THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT.
- THERE IS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THE RIGHT-OF-WAY OF 12TH STREET WAS DETERMINED BY U.D.O.T. DRAWINGS.
- PRIOR DEEDS FOR THE SUBJECT PROPERTY AND ADJOINING PROPERTY OWNERS RECORDED AS ENTRY #S 2230987, 2230988, AND 2230989 WERE CONVEYED TO CORRECT ERRORS OMISSIONS AND MIS-CLOSURE OF PREVIOUS DEED DESCRIPTIONS AND CONTAIN THE NARRATIVE "THE PURPOSE OF THIS DEED IS TO ADJUST THE RECORD LEGAL DESCRIPTION TO MATCH THE OCCUPATION LINE DEFINED IN THE ABOVE SURVEY DESCRIPTION." SAID SURVEY DESCRIPTION IS IDENTIFIED ON THIS PLAT AS THE "AS SURVEYED DESCRIPTION" AND GRAPHICALLY REPRESENTED ON PAGE 2. DUE TO ERRORS, OMISSIONS MIS-CLOSURE AND THE NON-EXISTANCE OF THE REFERENCE MONUMENTS CALLED FOR IN THE TITLE REPORT DESCRIPTION SAID TITLE REPORT DESCRIPTION WAS NOT PLOTTED FOR GRAPHICAL REFERENCE ON THIS SURVEY.
- PARKING STALLS AND IMPROVEMENTS FROM THE ADJOINING V.F.W. PARCEL. UPON INQUIRY WITH THE OCCUPANTS OF THE V.F.W. THE CLAIM WAS MADE THAT AN AGREEMENT IS IN PLACE TO USE THE IMPROVED PARKING STALLS AS SHOWN HEREON.
- THERE ARE NO SPECIFICALLY IDENTIFIED PARKING STALL ON THE SUBJECT PROPERTY, HOWEVER THE GENERAL LAYOUT AND TOPOGRAPHY OF THE SITE IS CONDUCIVE TO PARKING AND STORAGE OF A LARGE NUMBER OF VEHICLES AND TRAILERS.
- CURRENT MARRIOTT-SLATERVILLE ZONING REQUIREMENTS PER ORDINANCE 13.06 MINIMUM AREA = 40,000 SQ.FT. MINIMUM WIDTH = 150 FEET MINIMUM SETBACKS:  
FRONT = 30 FEET  
SIDE = DWELLING 10 FEET WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24 FEET.  
OTHER MAIN BUILDING = 20 FEET ON EACH SIDE.  
ACCESSORY BUILDING = 10 FEET EXCEPT ON FOOT IF LOCATED AT LEAST SIX FEET IN REAR YARD OF MAIN BUILDING.  
SIDE FACING CORNER LOT = 30 FEET.  
REAR = MAIN BUILDING 30 FEET, ACCESSORY BUILDING 1 FOOT EXCEPT TEN FEET WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT.  
HEIGHT = NOT SPECIFIED
- THE POLE LINE EASEMENT IS PARTIALLY ILLEGIBLE AND AMBIGUOUS AND CALLS TO A FENCE LINE THAT NO LONGER EXISTS, MAKING IT NOT PLOTTABLE.

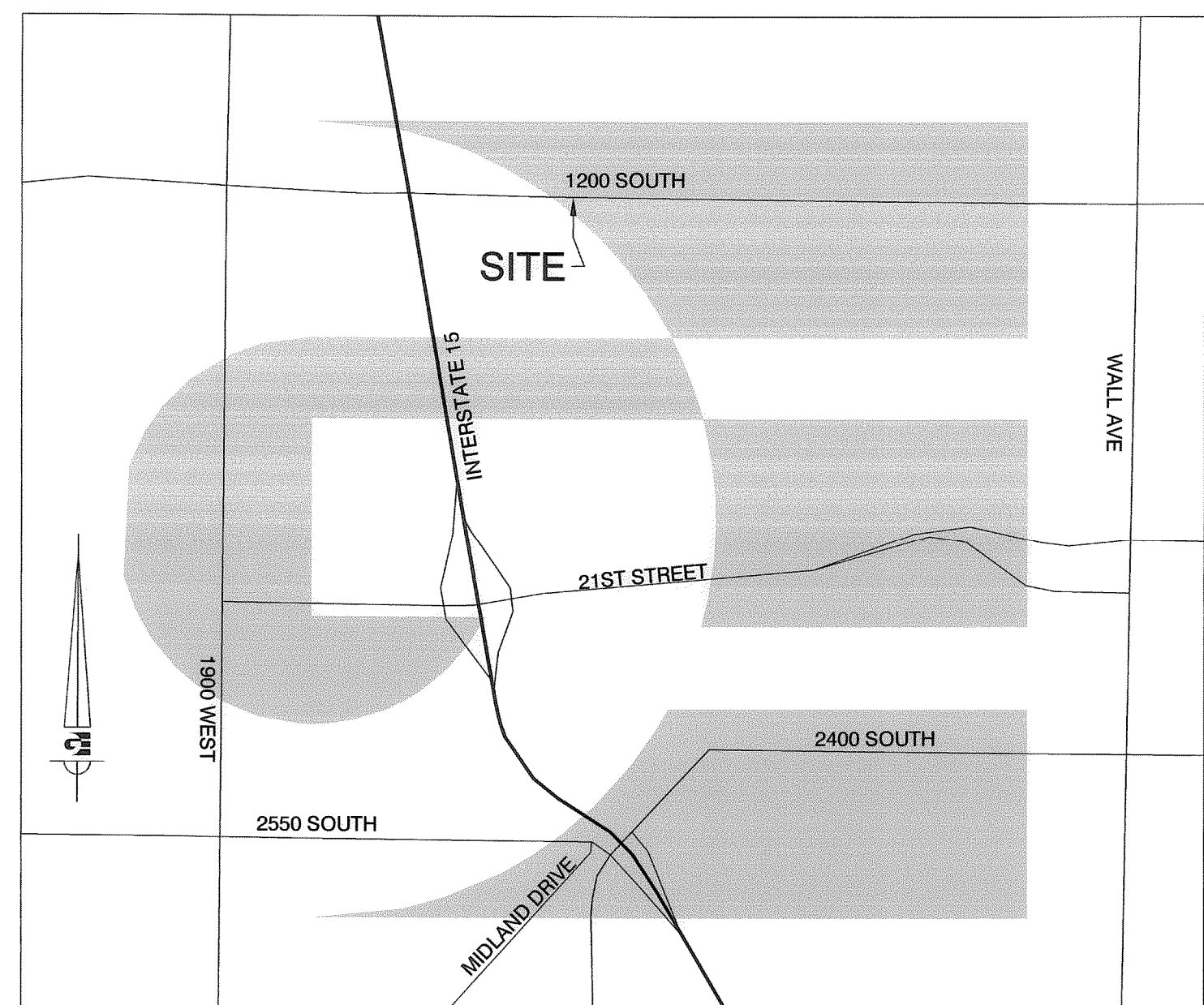
**TITLE REPORT BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN 12TH STREET, WHICH IS WEST 1359.95 FEET AND NORTH 1068.0 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE EAST 177.5 FEET; THENCE SOUTH 418 FEET; THENCE EAST 72 FEET; THENCE SOUTH 138 FEET, MORE OR LESS, TO THE NORTH LINE OF LAND CONVEYED TO UTAH CONCRETE PIPE CO. A UTAH CORPORATION BY WARRANTY DEED RECORDED IN BOOK 835 PAGE 6 OF RECORDS; THENCE NORTH 89°17'45" WEST AND NORTH 88°47'15" WEST ALONG SAID NORTH LINE TO A POINT WHICH BEARS SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 565.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH APPROXIMATELY 40 FEET THEREOF LYING WITHIN THE RIGHT-OF-WAY OF 12TH STREET

**AS SURVEYED BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:  
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING 1641.33 FEET SOUTH 01°06'35" WEST ALONG THE QUARTER SECTION LINE AND 1467.86 FEET NORTH 88°41'21" WEST ALONG SAID SOUTH RIGHT OF WAY FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT IS ALSO 1467.74 FEET NORTH 88°41'21" WEST ALONG THE MONUMENT LINE AND 33.00 FEET SOUTH 01°18'39" WEST FROM THE OGDEN CITY MONUMENT AT "A" STATION 193+04.58 AND "B" STATION 27+84.67; AND RUNNING THENCE SOUTH 88°41'21" EAST 177.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°35'51" EAST 385.00 FEET; THENCE SOUTH 88°41'21" EAST 62.65 FEET; THENCE SOUTH 00°25'25" EAST 154.91 FEET TO THE NORTH LINE OF LAND CONVEYED TO UTAH CONCRETE PIPE COMPANY BY WARRANTY DEED RECORDED IN BOOK 835, PAGE 6 OF RECORDS; THENCE NORTH 88°25'21" WEST 255.97 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE X.M. INTERNATIONAL PROPERTY; THENCE NORTH 01°02'09" EAST 538.44 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 109,488 SQ. FT. OR 2.513 ACRES.

**VICINITY MAP N.T.S.**



**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY MOUNTAIN VIEW TITLE FILE NUMBER 151431 WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2016 AT 8:00 A.M. THE SURVEY WAS ORDERED BY PENSKE TRUCKING. THE BASIS OF BEARING IS IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°27'43" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO:  
MOUNTAIN VIEW TITLE AND ESCROW  
PENSKE TRUCK LEASING CO., L.P., A DELAWARE LIMITED PARTNERSHIP  
12TH STREET HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY  
FITZPATRICK LENTZ & BUBBA, P.C.  
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBER 151063 WITH AN EFFECTIVE DATE OF AUGUST 29, 2016 AT 8:00 A.M. AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7A, 7B, 1, 7C, 8, 9, 10A, 11, 13, 14, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2016.  
SIGNED THIS 10TH DAY OF JANUARY, 2017.

**Know what's below. 811**  
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BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

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BY: 5612 A

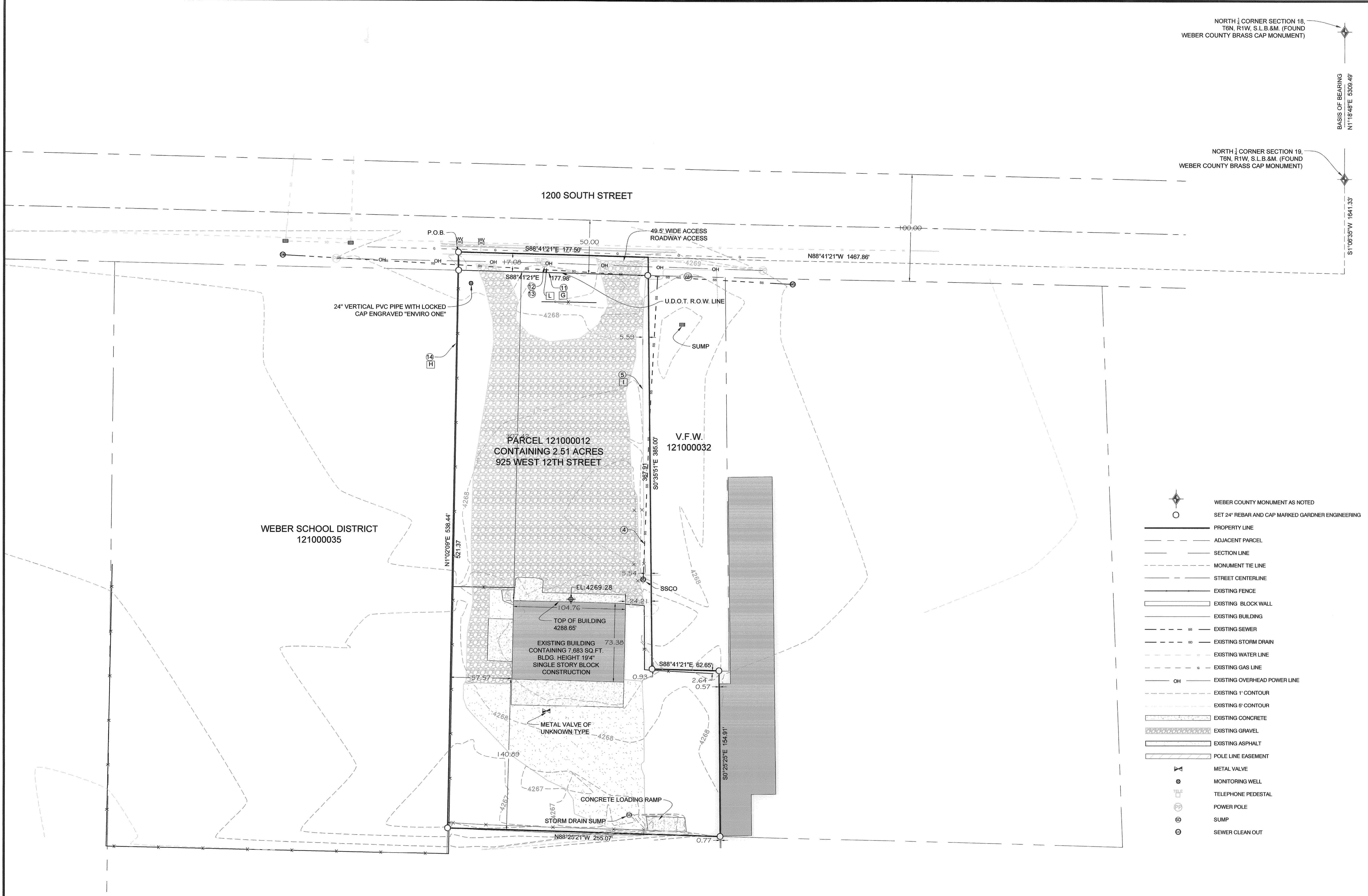
PROFESSIONAL LAND SURVEYOR  
1-10-19  
8227228  
Klint H. Whitney  
STATE OF UTAH  
KLINT H. WHITNEY, PLS NO. 8227228

ALTA NSPS LAND TITLE SURVEY FOR PENSKE TRUCKING  
925 WEST 12TH STREET, OGDEN, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

SCALE: 1"=40'  
DATE: 1-10-17  
DESIGN: KHW  
DRAWN: KHW  
CHECKED: KHW  
DWG.: 12-001 - MISC. SURVEY/UTLTY - PENSKE TRUCKING/SURVEY FOR PENSKE TRUCKING

S1  
2



NORTH 1/4 CORNER SECTION 18,  
T6N, R1W, S.L.B. & M. (FOUND  
WEBER COUNTY BRASS CAP MONUMENT)

NORTH 1/4 CORNER SECTION 19,  
T6N, R1W, S.L.B. & M. (FOUND  
WEBER COUNTY BRASS CAP MONUMENT)

BASIS OF BEARING  
N1°18'48"E 5309.48'

S1°06'35"W 1641.33'

WEBER SCHOOL DISTRICT  
121000035

PARCEL 121000012  
CONTAINING 2.51 ACRES  
925 WEST 12TH STREET

V.F.W.  
121000032

TOP OF BUILDING  
4288.65'

EXISTING BUILDING  
CONTAINING 7,683 SQ. FT.  
BLDG. HEIGHT 19'4"  
SINGLE STORY BLOCK  
CONSTRUCTION

OLDCASTLE PRECAST INC.  
121000009

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- MONUMENT TIE LINE
- STREET CENTERLINE
- EXISTING FENCE
- EXISTING BLOCK WALL
- EXISTING BUILDING
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- POLE LINE EASEMENT
- METAL VALVE
- MONITORING WELL
- TELEPHONE PEDESTAL
- POWER POLE
- SUMP
- SEWER CLEAN OUT

REVISIONS	DATE	DESCRIPTION

SCALE	DATE	DESIGN	DRAWN	CHECKED
1"=40'	1-10-17		KHW	KHW

ALTANSPS LAND TITLE SURVEY FOR PENSKE TRUCKING  
925 WEST 12TH STREET, OGDEN, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

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