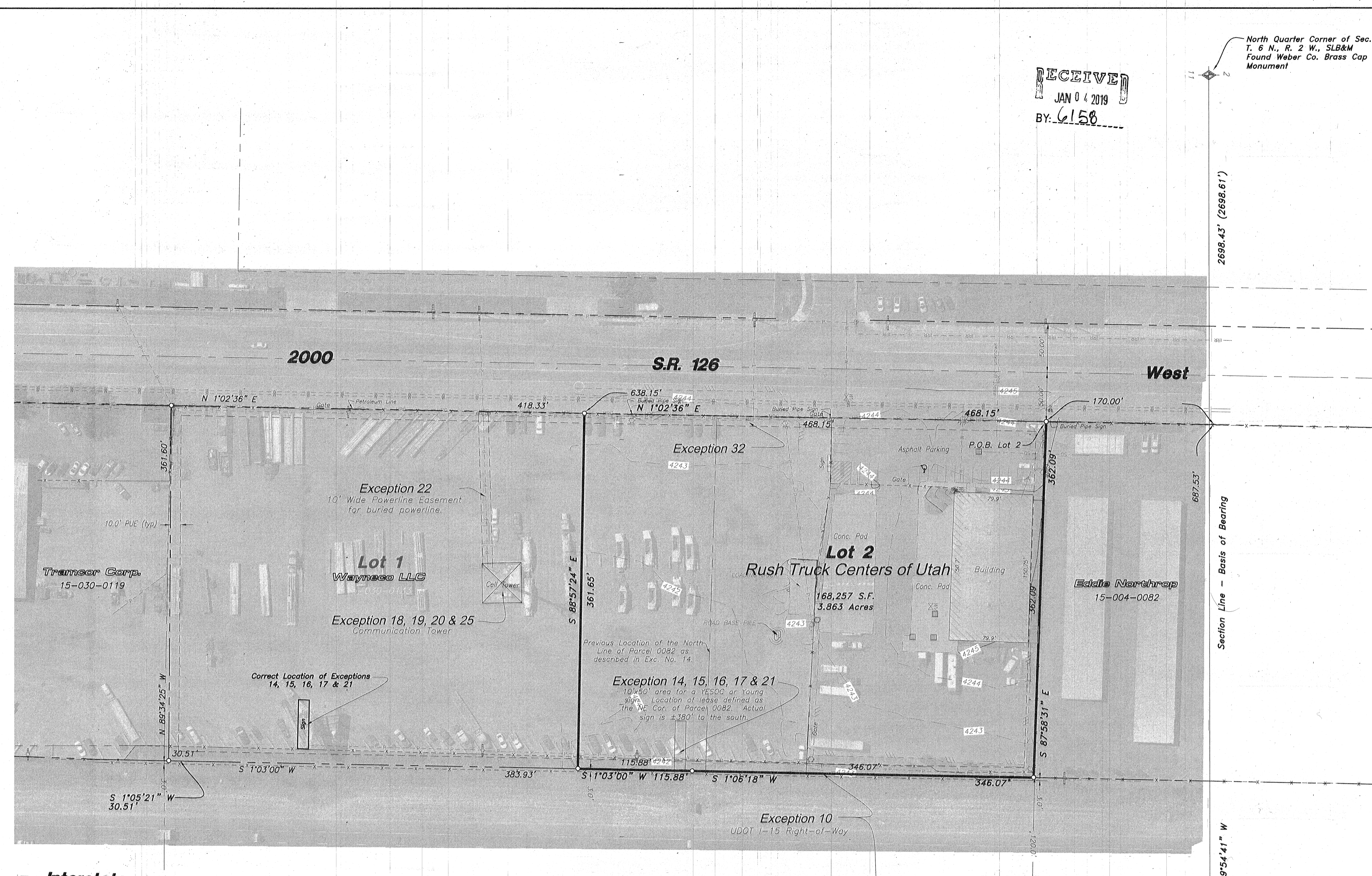


Schedule B - Section 2 Exceptions

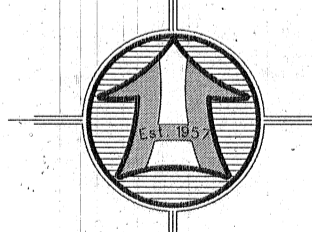
10. Relinquished access over the Eastern boundary line and the existing Interstate 15 freeway, by that certain Warranty Deed (Controlled Access), in favor of the State Road Commission of Utah, recorded August 17, 1964 as Entry No. 432526 in Book 782 at Page 41 of Official Records, and also by that certain Warranty Deed (Controlled Access), in favor of the State Road Commission of Utah, recorded December 24, 1964 as Entry No. 441335 in Book 793 at Page 200 of Official Records. This is the 1-15 Right-of-Way. (Affects subject property and is shown).
11. Any remaining utility lines existing and easements or rights of way for use and maintenance or removal, in the former public utility and drainage easements and roadways, which may exist under the recorded plats of Valley West Estates Subdivision, recorded Jan. 11, 1979 as Entry No. 784007 in Bk. 21 at Pg. 96 and Valley West Estates No. 2 Subdivision, recorded Jan. 24, 1980 as Entry No. 801720 in Bk. 23 at Pg. 9 which said plots were vacated by that certain Order of Vacation of Plats, recorded December 31, 1986 as Entry No. 994341 in Book 1506 at Page 1738 of Official Records. (May affect subject property. Nothing of record to show).
12. Covenant and Agreement Securing Installation of Improvements, in favor of Weber County, a body politic of the State of Utah, for matters of required improvements and covenants to run with the land and potential escrowed funds for the same and all matters stated therein, recorded March 22, 1978 as Entry No. 770967 in Book 1293 at Page 88 of Official Records. This Agreement would have been voided with the vacation of the Valley West Estates Subdivision and Valley West Estates No. 2 Subdivision. (Does not affect subject property and nothing to show. Not applicable due to the vacation of Valley West Estates Subdivisions).
13. Resolution to Annex an Area into the Central Weber Sewer Improvement District, and any charges or assessments arising thereunder and the matters stated therein, recorded September 10, 1984 as Entry No. 918478 in Book 1453 at Page 7402 of Official Records. (Affects subject property and nothing to show).
14. Notice of Interest, wherein Young Electric Sign Company, claims an interest in and to the land under an unrecorded Outdoor Ground Lease Agreement, dated June 7, 1991, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded March 3, 1992 as Entry No. 1169098 in Book 1620 at Page 284 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This easement by description appears to be located in the wrong area which is the Northeast Corner of Parcel 0082 as shown hereon. Actual sign is about 380' to the south on Lot 1 of TRAMCOR Minor Subdivision. If the existing sign to the south is the true location for the lease, this lease would not affect the subject property).
15. Notice of Interest, wherein Young Electric Sign Company, claims an interest in and to the land under an unrecorded Outdoor Ground Lease Agreement, dated March 17, 1992, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded April 16, 1992 as Entry No. 1174532 in Book 1624 at Page 658 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This lease is in the same area of Exc. 14. This easement by description appears to be located in the wrong area which is the Northeast Corner of Parcel 0082 as shown hereon. Actual sign is about 380' to the south on Lot 1 of TRAMCOR Minor Subdivision. If the existing sign to the south is the true location for the lease, this lease would not affect the subject property).
16. Notice of Interest, wherein Young Electric Sign Company, claims an interest in and to the land under an unrecorded Outdoor Ground Lease Agreement, dated February 1, 2002, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded April 17, 2002 as Entry No. 1841354 in Book 2225 at Page 165 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This lease is in the same area of Exc. 14. This easement by description appears to be located in the wrong area which is the Northeast Corner of Parcel 0082 as shown hereon. Actual sign is about 380' to the south on Lot 1 of TRAMCOR Minor Subdivision. If the existing sign to the south is the true location for the lease, this lease would not affect the subject property).
17. Notice of Interest, wherein Young Electric Sign Company, claims an interest in and to the land under an unrecorded Outdoor Ground Lease Agreement, dated December 2, 2004, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded December 6, 2004 as Entry No. 2072316 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This lease is in the same area of Exc. 14. This easement by description appears to be located in the wrong area which is the Northeast Corner of Parcel 0082 as shown hereon. Actual sign is about 380' to the south on Lot 1 of TRAMCOR Minor Subdivision. If the existing sign to the south is the true location for the lease, this lease would not affect the subject property).
18. An unrecorded Lease executed by Wayneco LLC, a Utah Limited Liability Company, as Lessor, and VoiceStream PCS II Corporation, as Lessee, as disclosed by Memorandum of License recorded October 17, 2005 as Entry No. 2136036 of Official Records. Said unrecorded lease agreement was also disclosed by that certain Confirmation and Memorandum of Lease, recorded November 28, 2012 as Entry No. 2607882 of Official Records, which also disclosed the original date of the lease agreement being November 7, 2003 and also that by assignment and succession, the current tenant/lessee thereunder is SBA Monarch Towers I, LLC, along with other statements regarding the lease interest therein. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This is the communication tower that is on Lot 1, TRAMCOR Minor Subdivision. The area defined in the lease covers both Lot 1 and Lot 2 and affects subject property. The communication tower location is shown on Lot 1 hereon).
19. Memorandum of License, wherein VoiceStream PCS II Corporation, as Licensor, grants license to New Circular Wireless PCS, LLC, as Licensee, for a Site License Agreement, to use equipment and facilities, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded October 17, 2005 as Entry No. 2136036 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. This is the communication tower that is on Lot 1, TRAMCOR Minor Subdivision. The area defined in the lease covers both Lot 1 and Lot 2 and affects subject property and communication tower location is shown hereon).
20. Memorandum of Site Lease Agreement, giving notice of an unrecorded Site Lease Agreement, by and between Mobilite Investments LLC and VoiceStream PCS II Corporation, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded May 30, 2006 as Entry No. 2182765 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This is the communication tower that is on Lot 1, TRAMCOR Minor Subdivision. The area defined in the lease covers both Lot 1 and Lot 2 and affects subject property and communication tower location is shown hereon).
21. Notice of Interest, wherein Young Electric Sign Company, claims an interest in and to the land under an unrecorded Outdoor Ground Lease Agreement, dated December 2, 2004, and the terms, covenants, conditions, easements and any options or rights of first refusal set forth therein, recorded September 27, 2007 as Entry No. 2293395 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (This lease is in the same area of Exc. 14. This easement by description appears to be located in the wrong area which is the Northeast Corner of Parcel 0082 as shown hereon. Actual sign is about 380' to the south on Lot 1 of TRAMCOR Minor Subdivision. If the existing sign to the south is the true location for the lease, this lease would not affect the subject property).
22. Right of Way Easement, in favor of PacifiCorp, an Oregon corporation, its successors and assigns, for underground electric distribution and communication lines and appurtenances, and incidental rights and purposes thereunder and the terms and conditions thereof, recorded February 24, 2008 as Entry No. 2162431 of Official Records. (Affects Lot 1, TRAMCOR Minor Subdivision. The area defined in the lease covers both Lot 1 and Lot 2 and affects subject property and communication tower location is shown hereon).
23. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated July 20, 2012 by and between Wayneco, LLC, a Utah Limited Liability Company as Trustor in favor of JPMorgan Chase Bank, NA as Trustee and JPMorgan Chase Bank, NA as Beneficiary, to secure an original indebtedness of \$1,241,731.27 and any other amounts or obligations secured thereby, recorded July 25, 2012 as Entry No. 2587194 of Official Records. (Affects subject property. Nothing to show).
24. Deed of Trust, Fixture Filing and Assignment of Leases and Rents dated April 18, 2013 by and between SBA Monarch Towers I, LLC, a Delaware limited liability company/ i/k/a Mobilite Investments, LLC as Trustor in favor of Bonneville Superior Title Company as Trustee and Deutsche Bank Trust Company Americas, as Trustee, as Lender under the Loan Agreement, as Beneficiary, to secure an original indebtedness of \$ (obligations cited in the unrecorded loan agreement) and any other amounts or obligations secured thereby, recorded October 1, 2013 as Entry No. 2658100 of Official Records. Amendment to Amended and Restated Mortgage, Fixture Filing and Assignment of Leases and Rents, by and between SBA Monarch Towers I, LLC, a Delaware limited liability company, as Mortgagee, and Deutsche Bank Trust Company Americas, as Trustee, as Lender under the Loan Agreement, as Mortgagee, and the terms, covenants, conditions and matters stated therein, recorded April 21, 2015 as Entry No. 2731832 of Official Records. (Affects subject property. Nothing to show).
25. Easement Agreement, by and between Wayneco LLC, a Utah Limited Liability Company, as Grantor, and SBA Monarch Towers I, LLC, a Delaware limited liability company, as Grantee, for (i) an Exclusive Easement, and (ii) a non-exclusive access and utility easement, as set forth therein and the terms and conditions thereof, recorded October 7, 2013 as Entry No. 2659239 of Official Records. Note: said document also contains a Right of First Refusal/Exclusion clause (see document for full particulars). This is the communication tower that is on Lot 1, TRAMCOR Minor Subdivision. The area defined in the lease covers both Lot 1 and Lot 2 and affects subject property and communication tower location is shown hereon).
26. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUEM"), recorded January 20, 2015 as Entry No. 2718461 of Official Records. (Affects subject property. Nothing to show).
27. Farr West City, Utah, Ordinance No. 2014-08, an Ordinance creating the Farr West City Community Development and Renewal Agency to be known as the "Farr West City Redevelopment Agency", and the matters stated therein, and any charges or assessments arising thereunder, recorded January 22, 2015 as Entry No. 2718930 of Official Records. (Affects subject property. Nothing to show).
28. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. (Affects subject property. Nothing to show).
29. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance/ reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights accepted in (a) or (b) appear in the Public Records or are shown in Schedule B. (Affects subject property. Nothing to show).
30. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. "499am et seq.) or the Poultry and Stockyards Act (7 U.S.C. "181 et seq.) or under similar state laws. (Affects subject property. Nothing to show).
32. Easements, notes and restrictions as shown on subdivision plat entitled "Tramcor Minor Subdivision", recorded September 18, 2018 as Entry No. 2942223 in Book 84 of Plats at Page 05. (This is the 10' Public Utility Easement along the east, north and west sides of the subject property).

RECEIVED
JAN 04 2019
BY: 6158



Interstate

- Notes:**
1. The address of the subject property is 1050 North 2000 West, Farr West, Utah.
 2. The subject property falls in Zone "X" based on FEMA FIRM Map No. 49057C0200E with an effective date of December 16, 2005.
 3. The property is Zoned C-2-Commercial.
 4. The subject property has 23 parking stalls with 1 handicap stall.
 5. The utility lines as shown hereon are those identified on the ground and those as shown on provided utility maps from various utility companies. Locations shown may not be the exact and are approximate based on said utility maps and field ties.

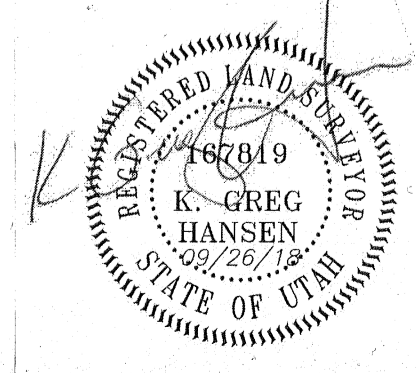


Scale: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)

Narrative
The purpose of this ALTA/ACSM survey was to establish and set the property corners of the parcel as shown and described hereon. This Survey was ordered by Cynthia Shedd, Real Estate Legal Assistant for Rush Enterprises, Inc. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 11, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears South 89°54'41" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Boundary Description
LOT 2, TRAMCOR MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED SEPTEMBER 18, 2018 AS ENTRY NO. 2942223 IN BOOK 84 OF PLATS AT PAGE 05 IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE
To: Rush Truck Centers of Utah, Inc., and First American Title Insurance Company, its successors and assigns;
This is to certify 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 the ALTA and NSPS, and includes Items 1, 2, 3, 4, 7 (a), 8, 9, 11, 13, 16 and 19 to Table A thereof. This ALTA/NSPS survey was created using ALTA Title Commitment Report prepared by First American Title Insurance Company, File No. NCS-920884-SL1, with a commitment date of August 31, 2018 at 8:00 AM. The field work on this survey was started on August 27, 2018.
Signed this 26th day of September, 2018.
K. Greg Hansen PLS
Utah Land Surveyor License No. 167819



Legend

| | |
|----------------------------|---------------------------------------|
| Subject Property Line | Telephone Pedestal |
| Secondary Property Line | Fire Hydrant |
| Centerline | Water Meter |
| Easement/Right-of-Way Line | Water Valve |
| Section Line | Sewer Manhole |
| Existing 5.0' Contour | existing storm drain manhole |
| Existing 1.0' Contour | existing land drain manhole |
| Fence Line | existing storm drain catch basin |
| Storm Drain Existing | existing storm drain box |
| Water Line Existing | existing light pole |
| Sewer Line Existing | Power Pole |
| Power Line Existing | Set 24"x5/8" Rebar with Cap |
| Telephone Line Existing | Found rebar set by other (shown as X) |
| Gas Line Existing | Street Monument |
| Fiber Optic Line Existing | Section Corner |
| Land Drain | |
| Buried Petroleum Line | |
| Gas Line | |
| Edge of Asphalt Paving | |
| Existing Curb and Gutter | |
| EXISTING 5' CONTOUR | |
| EXISTING 1' CONTOUR | |



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ALTA/NSPS SURVEY FOR
Rush Truck Centers of Utah, Inc
1050 North 2000 West
Farr West City, Weber County, Utah
A Part of the Northeast Quarter of Section 11,
Township 6 North, Range 2 West, Salt Lake Base & Meridian

Drawn By: lgh Date: 09/27/18
Designed By:
Checked By:
Approved By:
Scale: 1" = 60'
Drawing File: 18-3-212.082718
JOB NUMBER: 18-3-3-212

Sheet
1
of
1
Sheets