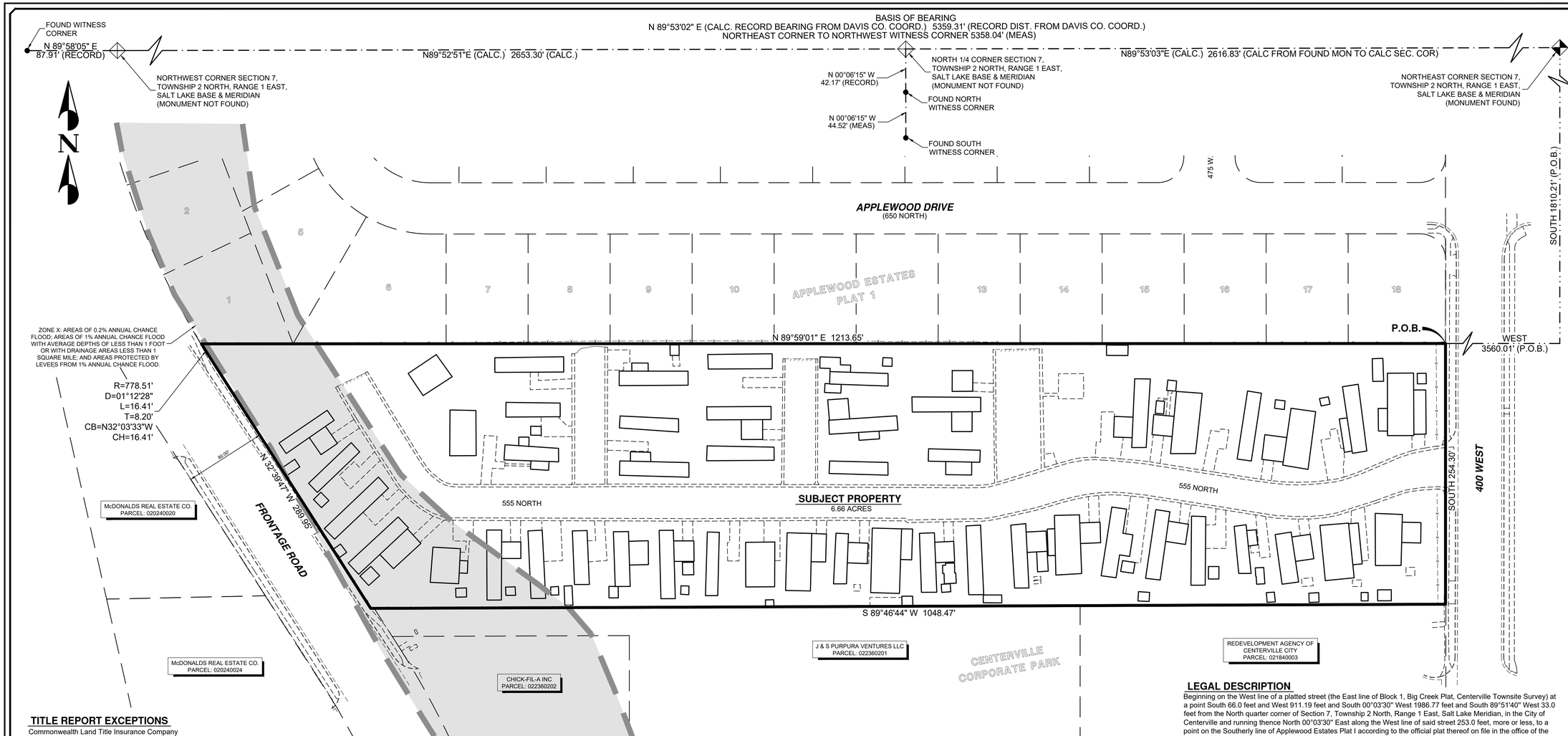

TITLE REPORT EXCEPTIONS

Commonwealth Land Title Insurance Company
File Number: 122785-CAF
Effective Date: February 4, 2020 at 7:30AM

1.-12. {Not a survey matter}

13. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.

14. The Land described in Schedule A shall not be deemed to include any manufactured homes or dwellings, modular homes or dwellings, mobile homes or dwellings, and/or house trailers of any type which may be located on said Land or any portion thereof.

15. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded September 13, 1972, as Entry No. 369975, in Book 498, at Page 665. {Affects Suject Property, exact location not plottable due to not enough information}

16. Right of Way and Easement Grant (Condominium-Mobile Home), in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 5, 1972, as Entry No. 373619, in Book 505, at Page 398. {Affects Subject Property-exact location not plottable due to unreadable document}

17.-18. {Not a survey matter}

19. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

20. The rights of the Utah Department of Transportation, Centerville City, and/or their agencies to limit or control access to the Frontage Road abutting the Westerly boundary of the Land.

NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

The Basis of Bearing for this survey was established using the two found monuments as shown hereon. Ties to other found monuments are also shown hereon.

The record legal description for the subject parcel was found to have several mathematical errors. A Survey description was prepared with the following guidelines:
Subject property easterly boundary line was established by projecting the east boundary line of the Applewood Estates Plat I to the south to a point on the northerly boundary line of the Centerville Corporate Park. Subject property southerly boundary line was established by following the northerly boundary line of said Centerville Corporate Park. Subject property westerly boundary line was established by offsetting the easterly boundary lines of Parcel 020240020 and Parcel 020240024, 80.0 feet to establish right-of-way. Subject property northerly boundary line was established by by following the southerly boundary line of said Applewood Estates Plat I.

BENCHMARK

NORTHEAST CORNER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV=4399.71 (FOUND MONUMENT)

LOCATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

FLOOD ZONE

PARCEL LIES WITHIN FLOOD ZONE X,
AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN
MAP NUMBER 49011C0392E,
EFFECTIVE DATE: JUNE 18, 2007

50 0 50 100
SCALE IN FEET

ZONING

R-H
(RESIDENTIAL HIGH)

REFERENCE DOCUMENTS

APPLEWOOD ESTATES PLAT 1
RECORDED NO. 491633

TOWNSHIP REFERENCE PLAT
TOWNSHIP 2 NORTH, RANGE 1 EAST
ENTRY NO. 389055

CENTERVILLE CORPORATE PARK
ENTRY NO. 1595245

RECORD OF SURVEY
NO. 002728

LEGEND

- BOUNDARY LINE
- ADJOINING PARCELS
- SECTION LINE
- EXCEPTIONS/EASEMENT LINE
- EXISTING CURB & GUTTER
- EXISTING FENCE LINE
- (#) TITLE EXCEPTION NUMBER

LEGAL DESCRIPTION

Beginning on the West line of a platted street (the East line of Block 1, Big Creek Plat, Centerville Townsite Survey) at a point South 66.0 feet and West 911.19 feet and South 00°03'30" West 1986.77 feet and South 89°51'40" West 33.0 feet from the North quarter corner of Section 7, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Centerville and running thence North 00°03'30" East along the West line of said street 253.0 feet, more or less, to a point on the Southerly line of Applewood Estates Plat I according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 491633; thence along said Southerly line North 89°38'30" West 1201.04 feet, more or less, to the Easterly line of a frontage road, 40.0 feet perpendicularly distant Northeasterly from the centerline thereof; thence South 31°18' East 307.70 feet along said frontage road to a point South 89°51'40" West of the point of beginning; thence North 89°51'40" East 1040.91 feet to the point of beginning.

SURVEY DESCRIPTION

Beginning at a point on the westerly right of way of 400 West Street; said point being the southwest corner of Applewood Estates Plat I, Recorded No. 4916633; said point also being South, 1810.21 feet and West, 3560.01 feet from the Northeast Corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South, along said westerly right of way line of 400 West Street, 254.30 feet to a point on the northerly boundary line of the Centerville Corporate Park, Entry No. 1595245; thence South 89°46'44" West, along said northerly boundary line, 1048.47 feet to a point on the easterly right of way line of a Frontage Road; thence along said easterly right of way line the following two (2) courses: North 32°39'47" West, 289.95 feet to a point on a 778.51 foot radius curve to the right; thence 16.41 feet along said curve through a central angle of 01°12'28" (chord bears North 32°03'33" West, 16.41 feet) to a point on the southerly boundary line of said Applewood Estates Plat I; thence North 89°59'01" East, along said southerly boundary line, 1213.65 feet to the point of beginning.

Contains: 6.66 Acres

SURVEYORS CERTIFICATE

To: CW Land Co., LLC, a Utah limited liability company, Commonwealth Land Title Insurance Company, and Cottonwood Title Insurance Agency, Inc.

This is to certify 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. (The field work was completed on: March 16, 2020.)

PROFESSIONAL LAND SURVEYOR
ROBERT LAW
STATE OF UTAH

Robert Law
PLS# 9679988

3-24-2020
Date:

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 03/2020
SURVEY BY: PEPG CREW
DRAWN BY: BCB
DESIGNED BY: N/A
CHECKED BY: PBL
SCALE: 1"=50'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2321 • FAX: (801) 562-2351
CIVIL ENGINEERING · LAND SURVEYING · PROJECT MANAGEMENT
GEOTECHNICAL · MATERIALS TESTING · INSPECTIONS

CW LAND CO., LLC
ALTA/NSPS SURVEY
555 NORTH 400 WEST
CENTERVILLE, UT 84014

MARCH 24, 2020 — LAST REVISED
1257.2011\DWG — PROJECT NUMBER
SURVEY\ALTA-01 — DRAWING FILE

CENTERVILLE
CITY

SHEET NO. 1/2