

DISCLAIMER OF FENCE LINE AS PROPERTY LINE

Crystal Springs Land & Cattle Company, Inc., Don R. Parker Property, LLC, and HSS Holding Company, L.C., the owners of the following described real property located in Cache County, State of Utah, hereby disclaim and gives notice that any and all fences which generally abut or run along any of the boundary lines of said property were not erected for the purpose of delineating or establishing the boundary line of said property and do not in fact lie on any of the boundary lines. Rather, the fences have been erected over the last several years, and new fences will be erected, solely in order to keep out livestock and for aesthetic beauty, with the full knowledge and understanding that there is no uncertainty where the correct boundary lines lie.

The subject property, which is located in Cache County, State of Utah, is more particularly described as follows:

APN: 05-002-0007; APN: 05-003-0003; APN: 05-004-0002; APN: 05-004-0011

DATED this 13 day of March, 2015

CRYSTAL SPRINGS LAND & CATTLE COMPANY, INC.



By: Steven R. Condie
Its: President

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)



On the 13th day of March, 2015, personally appeared before me Steven R. Condie and stated and swore under oath that he is the President of CRYSTAL SPRINGS LAND & CATTLE COMPANY, INC., that this DISCLAIMER OF FENCE LINE AS PROPERTY LINE was signed on behalf of CRYSTAL SPRINGS LAND & CATTLE COMPANY INC., that he is authorized by CRYSTAL SPRINGS LAND & CATTLE COMPANY, INC. to sign on its behalf and that the information contained herein is true and correct to the best of his knowledge and information.



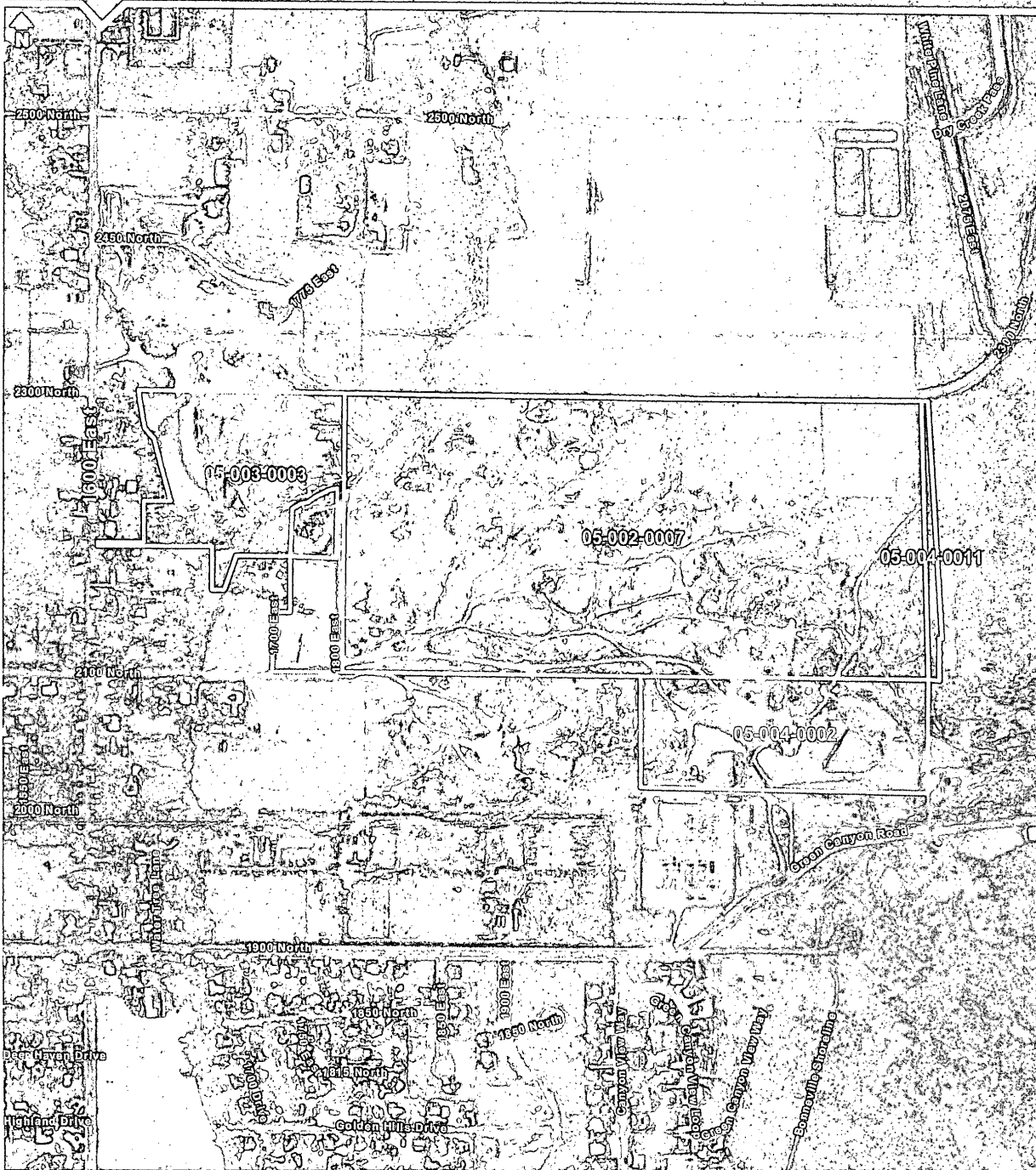
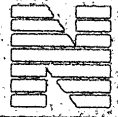
NOTARY PUBLIC AND SEAL

WHEN RECORDED, RETURN TO
Steven R. Condie
Crystal Springs Land & Cattle Company
P.O. Box 1926
Salt Lake City, UT 84110

Ent 1122137 Bk 1841 Pg 1052
Date: 20-Mar-2015 09:09 AM Fee \$10.00
Cache County, UT
Michael Glead, Rec. - Filed By MLG
For STEVE R CONDIE

NORTH LOGAN PARCELS

Cache County, Utah



Steve Cordie, CCIM, SIOR

Newmark Grubb

ACRES

01 1122137 R 1841 P 1053

0 0.1 0.2 Miles

278 East 400 South, Suite 1204, Salt Lake City, Utah 84111
Office 801.578.5395 Fax 801.578.5005

www.ngacres.com

Map Data and Imagery Courtesy of ESRI, Cache County

The above information is provided for informational purposes only and does not constitute an offer of real estate services. For more information, please contact Steve Cordie at 801.578.5395.

**Cache County Corporation
Tax Roll Information**

Thursday, February 21, 2013

For 05-002-0007

4:07PM

Owner Name & Address

Parcel 05-002-0007 Entry 945486
 Name CRYSTAL SPRINGS LAND & CATTLE CO
 CO Name CANYON GATES DEV LLC
 Address 1 2885 S MAIN ST
 Address 2
 City State Zip SALT LAKE CITY UT 84115
 District 011 NORTH LOGAN CITY W/O
 Year 2013 Status TX

Owners List

1 CRYSTAL SPRINGS LAND & CATTLE COMPANY INC
 945486 1465/1850
 2 DON R PARKER PROPERTY LLC,
 945486 1465/1850
 3 HSB HOLDING COMPANY LC,
 945486 1465/1850

Property Address

Address
 City
 Tax Rate 0.011338

***** PROPERTY INFORMATION *****

		2012		2013	
LV	LAND VACANT	UNITS/ ACRES	MARKET	TAXABLE	TAXABLE
		82.22	1,659,800	1,659,800	1,659,800
Totals			1,659,800	1,659,800	1,659,800

***** BUILDING & TAX INFORMATION *****

Square Footage: 0 Taxes for: 2012 18,818.81
 Year Built: 0 Taxes for: 2013 18,818.81
 Building Type: Special Tax: 0.00
 Abotements: 0.00
 Payments: (0.00)
 Balance Due: 18,818.81

***** GREENBELT INFORMATION *****

CLASS	ACRES	MARKET	TAXABLE
GE	0.00	0	
DT	0.00	0	
GZ	0.00	0	
NP	0.00	0	

***** BACK TAX SUMMARY *****

NO BACK TAXES

Signature

CACHE COUNTY TREASURER/DEPUTY

***** PARCEL HISTORY SECTION *****

SVY DESC 6/07;

Ent 1122137 Bk 1841 Pg 1054

***** Continued on the next page *****

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**Cache County Corporation
Tax Roll Information**

Thursday, February 21, 2013

4:07PM

Parcel 05-002-0007

Entry 945486

Name CRYSTAL SPRINGS LAND & CATTLE

*****LEGAL DESCRIPTION*****

Property Address:

Current Year:

LOTS 2 & 7 & THE E 1/5 OF LTS 3 & 6 BLK 32 PLT G LOGAN FARM SVY AS FOLL:
BEG AT SE COR SD LT 2 & TH S 89°35'55" W 767.44 FT TH N 0°26'31" W 1270.72 FT TO
N LN LT 6 BLK 32 TH N 89°37'04" E 129.16 FT TO NE COR LT 6 TH N 89°40'50" E 635.66
FT TO NE COR LT 7 SD BLK TH S 0°33'36" E 1269.77 FT TO BEG CONT 22.34 AC M/B
ALSO: LOTS 1 & 8 SD BLK 32 & PT OF NW/4 NE/4 SEC 24 T 12N R 1B AS FOLL:
BEG AT SE COR SD LT 2 & TH N 0°33'36" W 1302.77 FT TH N 89°40'50" E 974.37 FT TH N
89°47'50" E 1008.64 FT TO NE COR NW/4 NE/4 SEC 24 T 12N R 1B TH S 0°21'19" E
1330.86 FT TH S 89°35'55" W 1978.24 FT TH N 0°33'36" W 33.0 FT TO BEG CONT 60.65
AC M/B CONT 82.99 AC IN ALL

Next Year:

Next Year Legal Description Same as Current Year

***** End of Report *****

Ent 1122137 Bk 1841 Pg 1055

**Cache County Corporation
Tax Roll Information**

Thursday, February 21, 2013

For 05-003-0003

4:09PM

Owner Name & Address

Parcel 05-003-0003 Entry 945486
 Name CRYSTAL SPRINGS LAND & CATTLE CC
 C/O Name 4 CANYON GATES DEV LLC
 Address 1 2885 S MAIN ST
 Address 2
 City State Zip SALT LAKE CITY UT 84115
 District 011 NORTH LOGAN CITY W/O I
 Year 2013 Status TX

Owners List

1 CRYSTAL SPRINGS LAND & CATTLE COMPANY INC
 945486 1465/1850
 2 DON R PARKER PROPERTY LLC,
 945486 1465/1850
 3 HSS HOLDING COMPANY LC,
 945486 1465/1850

Property Address

Address
 City
 Tax Rate 0.011338

***** PROPERTY INFORMATION *****

		2012		2013	
LV	LAND VACANT	UNITS/ ACRES	MARKET	TAXABLE	TAXABLE
		12.97	466,920	466,920	466,920
Totals			466,920	466,920	466,920

***** BUILDING & TAX INFORMATION *****

Square Footage: 0 Taxes for: 2012 5,293.94
 Year Built: 0 Taxes for: 2013 5,293.94
 Building Type: Special Tax: 0.00
 Abatements: 0.00
 Payments: (0.00)
 Balance Due: 5,293.94

***** GREENBELT INFORMATION *****

CLASS	ACRES	MARKET	TAXABLE
IT	0.00	0	
DT	0.00	0	

***** BACK TAX SUMMARY *****

Ent 1122137 Bk 1841 Pg 1056

NO BACK TAXES

CACHE COUNTY TREASURER/DEPUTY

Signature

***** PARCEL HISTORY SECTION *****

SEG TO 05-300-0300 12/02; COMB W/05-300-0300 10/04; SVY DESC 6/07; SEG TO 05-300-0381 SA 12/08;

***** Continued on the next page *****

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**Cache County Corporation
Tax Roll Information**

Thursday, February 21, 2013

For 05-004-0002

4:10PM

Owner Name & Address

Parcel: 05-004-0002 Entry: 945486
 Name: CRYSTAL SPRINGS LAND & CATTLE CO
 C/O Name: CANYON GATES DEV LLC
 Address 1: 2885 S MAIN
 Address 2:
 City State Zip: SALT LAKE CITY UT 84115
 District: 011 NORTH LOGAN CITY W/O
 Year: 2013 Status: TX

Owners List

1 CRYSTAL SPRINGS LAND & CATTLE COMPANY INC
 945486 1465/1850
 2 DON R PARKER PROPERTY LLC,
 945486 1465/1850
 3 HSS HOLDING COMPANY LC,
 945486 1465/1850

Property Address:

Address:
 City:
 Tax Rate: 0.011398

***** PROPERTY INFORMATION *****

		2012		2013	
LV	LAND VACANT	UNITS/ ACRES	MARKET	TAXABLE	TAXABLE
		11.01	220,200	220,200	220,200
Totals			220,200	220,200	220,200

***** BUILDING & TAX INFORMATION *****

Square Footage: 0
 Year Built: 0
 Building Type:

Taxes for: 2012 2,496.63
 Taxes for: 2013 2,496.63
 Special Tax: 0.00
 Abatements: 0.00
 Payments: (0.00)
 Balance Due: 2,496.63

***** BACK TAX SUMMARY *****

Ent: 1122137 Bk 1841 Pg 1057

NO BACK TAXES

CACHE COUNTY TREASURER/DEPUTY

Signature

***** PARCEL HISTORY SECTION *****

REM 10-11-84; SVY DESC 6/07; SEQ TO 05-300-0381 SA 12/08;

***** LEGAL DESCRIPTION *****

Property Address:

Current Year:

BEG AT W/4 COR SEC 24 T 12N R 1E & TH S 0°17' E 2654.16 FT TO SW COR SEC 24 TH N 73°02'29" E 2756.95 FT TO TRUE POB (BEING BR BEG 759 FT N OF INTERSRC OF N LN OF GREEN CANYON ROAD & W LN OF NE/4 OF SEC 24 T 12N R 1E) TH N0°39'37"W 531.4 FT TH N89°35'55"E 1307.29 FT TO CENTER OF NE/4 SD SEC TH S0°21'19"E 536.93 FT TO N LN OF UP&L PROP TH S89°50'30"W 1304.47 FT TO TRUE POB CONT 16.01 AC M/B LESS 5.0 AC STATE 05-300-0381 NET 11.01 AC