



All inquiries regarding this report should be directed to:
MICHAEL T. SUMNER, PRESIDENT
JENNIFER CUMMINGS, ESCROW ASSISTANT
(801) 393-0200 OR (801) 394-9491

File No. W-12595-16

PRELIMINARY REPORT

Issued By
INTERMOUNTAIN TITLE INSURANCE & ESCROW AGENCY, INC.
AGENT FOR: WESTCOR LAND TITLE INSURANCE COMPANY
4630 South 3500 West, Suite #4
West Haven, Utah 84401
Phone: (801) 393-0200 Fax: (801) 393-9921

WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE A

1. Effective Date: 3rd, day of March, 2016 at 8:00 A.M.
2. The Estate of interest in the land described or referred to in the Commitment and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

ROBERT H. McLEAN AND ELAINE H. McLEAN, Trustees, or their successors in trust, under the ROBERT & ELAINE McLEAN LIVING TRUST, dated AUGUST 27, 1996 and any amendments thereto.
3. The land referred to in this Commitment is situated in the County of WEBER, State of Utah, and described as follows:

See Attached Exhibit "A"

TAX I.D.# PART OF 15-046-0013

PROPERTY ADDRESS: 721 SOUTH 4100 WEST
OGDEN, UT 84404

Countersigned: *Michael T. Sumner*
Authorized Officer or Agent

Valid as Commitment for and ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule B and Schedule C with matching Commitment Numbers.

ORDER NUMBER: W-12595-16

EXHIBIT "A"

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 20 AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED ENTRY NO. 1495277 BOOK 1883 PAGE 597 RECORDED SEPTEMBER 29, 1997, SAID POINT BEING LOCATED BY SURVEY THE FOLLOWING THREE (3) COURSES; 1) 256.73 FEET NORTH 00°54'23" EAST ALONG SECTION LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 19 AS SHOWN ON PLAT BOOK 6 PAGE 72 RECORDED NOVEMBER 20, 1899, 2) 1395.07 FEET NORTH 88°44'37" EAST ALONG THE SOUTH LINE OF LOTS 19 AND 20 SAID PLAT TO THE SOUTHEAST CORNER OF SAID LOT 20, 3) 518.91 FEET NORTH 03°37'37" EAST ALONG THE EAST BOUNDARY OF SAID LOT 20; RUNNING THENCE SOUTH 03°37'37" WEST 35.78 FEET TO THE CENTER OF AN EASEMENT FOR THE HOOPER CANAL - WEST WEBER CABAL SOUTH BRANCH SHOWN ON SHEET 12 RECORDED PLAT BOOK 71 PAGE 27 ON APRIL 28, 2010, THENCE NORTH 59°23'01" WEST 64.82 FEET ALONG THE CENTER LINE OF SAID CANAL EASEMENT; THENCE NORTH 82°55'40" WEST 131.02 FEET ALONG THE CENTER LINE OF SAID CANAL EASEMENT; THENCE LEAVING SAID CANAL EASEMENT, NORTH 03°40'56" EAST 276.44 FEET; THENCE SOUTH 89°15'23" EAST 188.52 FEET TO THE EAST BOUNDARY OF SAID LOT 20; THENCE SOUTH 03°37'37" WEST 287.44 FEET ALONG SAID EAST BOUNDARY OF LOT 20 TO THE POINT OF BEGINNING.

WESTCOR LAND TITLE INSURANCE COMPANY
SCHEDULE B – SECTION I

File No.: W-12595-16

SPECIAL EXCEPTIONS:

1. Taxes for the year 2016 are now a lien, not yet due.
Tax serial No.PART OF 15-046-0013
2. Taxes for the Year 2015 have been paid in the amount of \$63.07.
Tax I.D. PART OF 15-046-0013
3. Said property is located within the boundaries of Weber Basin Water Conservancy District, Taylor-West Weber Culinary Water Improvement District (731-1668), and Weber County Fire Protection Service Area No. 4, and is subject to the charges and assessments levied thereunder.
4. GREENBELT APPLICATION
Dated: DECEMBER 4, 1997
Recorded: DECEMBER 4, 1997
Entry No.: 1508113
Book/Page: 1895/504
5. Subject to Easements and Rights of Way of record or enforceable in law and equity for any existing roads, streets, alleys, fences, ditches, reservoirs, utilities, canals, pipelines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.
6. Any matters that might be disclosed by an accurate survey of said premises.
7. The Deed of Trust we are asked to insure should be placed of record and this commitment is subject to such further matters as may appear at that time.
8. NOTE: Judgments were checked on the following names, and none were found of record:
ROBERT & ELAINE McLEAN LIVING TRUST 8/27/1996
ROBERT H. McLEAN, TRUSTEE
ELAINE H. McLEAN, TRUSTEE
9. According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

Document: "N/A"

Countersigned : *Michael J. Sumner*
Authorized Officer or Agent

Valid as Commitment for and ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule B - Sec II and Schedule C with matching Commitment Numbers.

WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE B – SECTION II

File No.: W-12595-16

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, by 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.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy is available on request from the Company. Any 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 property jurisdiction.

NOTE: In the event this transaction fails to close, a cancellation fee may be charged for services rendered in accordance with the rates that are on file with the Insurance Department of the State of Utah. (\$200.00)

Michael T. Sumner

Michael T. Sumner, Examiner

Typed by:

Valid as Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Sec I and Schedule C with matching Commitment Numbers.

**Westcor Land Title Insurance Company
and
Intermountain Title Insurance & Escrow Agency Inc.
4630 South 3500 West, Suite 4
West Haven, Utah 84401**

PURPOSE OF THIS NOTICE

Westcor Land Title Insurance Company ("Westcor Title") and the above named Agent (the "Agent") share your concerns about privacy. Each Company is committed to respecting the privacy of our policyholders. Therefore, in accordance with Federal and State laws and regulations, we are providing you with this notice of how we might use the information about you which we gather in the process of issuing our policy of title insurance.

Title V of the Gramm-Leach-Bliley Act (GLBA) and the laws of the State in which you reside generally prohibit us from sharing nonpublic personal information about you with a third party unless we provide you with this notice of our privacy policies and practices, such as the type of information that we collect about you and the categories of persons or entities to whom that information may be disclosed. In compliance with the GLBA and the laws of this State, we are providing you with this document, which notifies you of the privacy policies and practices if Westcor Land Title and the Agent.

OUR PRIVACY POLICIES AND PRACTICES

Information we collect and sources from which we collect it:

We do not collect any nonpublic personal information about you other than the following:

Information we receive from you or from you attorney or other representative on applications or other forms;

Information about your transactions with us, our affiliates or our agents.

In addition, may collect other nonpublic person information about you from individuals and companies other than those proposed for coverage.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional information will be collected about you

II Information we disclose to third parties:

In the course of our general business practices, we may disclose the information that we collect (as described above) about you or without your permission to the following types of institutions for the reasons described.

To a third party such as a surveying, real estate tax research or municipal data firm if the disclosure will enable that party to perform a business, professional or insurance function for us;

To an insurance institution, agent, or credit reporting agency in order to detect or prevent criminal activity, fraud or misrepresentation in connection with an insurance transaction.

To an insurance institution, agent, or credit reporting agency for either this company or the entity to whom we disclose the information to perform a function in connection with an insurance transaction involving you;

To an insurance regulatory authority, law enforcement, or other governmental authority in order to protect our interests in preventing or prosecuting fraud, or if we believe that you have conducted illegal activities;

To an actuarial or research organization for the purposes of conducting actuarial or research studies.

The disclosures described above are permitted by law.

WE DO NOT DISCLOSE ANY NON PUBLIC PERSONAL INFORMATION ABOUT YOU WITH AFFILIATES OR NON-AFFILIATED THIRD PARTIES FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW

III Your right to access and amend your personal information:

You have the right to request access to the personal information that we record about you. Your right includes the right to know the source of the information and the identity of the persons, institutions or types of institutions to whom we have disclosed such information within 2 years prior to your request. Your right includes the right to view such information and copy it in person, or request that a copy of it be sent to you by mail (for which we may charge you a reasonable fee to cover our costs), your right also includes the right to request corrections, amendments or deletions of any information in our possessions. The procedures that you must follow to request access to or an amendment of your information as follows:

To obtain access to your information from Westcor Land Title. You should submit a request in writing to Westcor Land Title Insurance Company, Attention: National Risk Department, 2000 S. Colorado Blvd., Suite 1-3100, Denver, CO 80222. The request should include your name, address, policy number, telephone number, and the information to which you would like access. The request should state whether you would like access in person or a copy of the information sent to you by mail. Upon receipt of your request, we will contact you within 30 business days to arrange providing you with access in person or the copies you have requested.

To obtain access to your information from the above named agent: you should submit your written request including the specified information to the address stated at the top of page 1. The request should include the same information mentioned above for request to Westcor Land Title.

To correct, amend, or delete any of your information: you should submit a request in writing to the address referenced directly above. The request should include your name, address, policy number, telephone number, the specific information in dispute, and the identity of the document or record that contains the disputed information. Upon receipt of your request, we will contact you within 30 business days to notify you either that we have made the correction, amendment or deletion, or that we refuse to do so and the reasons for the refusal which you will have an opportunity to challenge.

IV Our practices regarding information confidentially and security:

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products of service to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

I. Our policy regarding dispute resolution:

Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

VI Reservation of the right to disclose information in unforeseen circumstances:

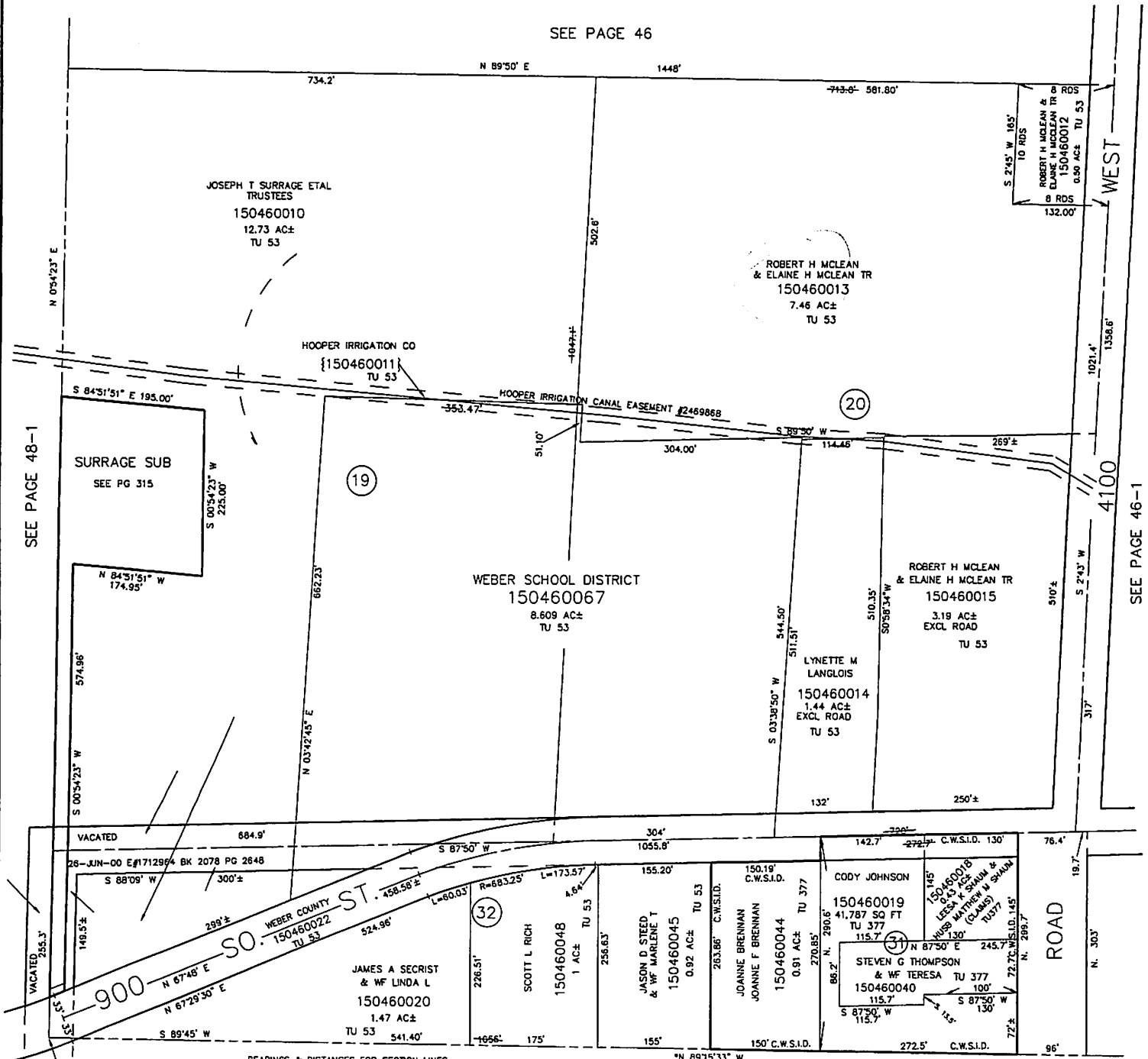
In connection with the potential sale or transfer of its interest, Westcor Land Title Insurance Company and Agent and their respective affiliates reserve the right to sell or transfer your information (including but not limited to your address, names, age, sex, zip code, state and county of residency and other information that you provide through other communications) to a third party entity that (1) concentrates its business in a similar practice or service ; (2) agrees to be a successor in interest of Westcor Land Title or the Agent with regard to the maintenance and protection of the information collected; and (3) agrees to the obligations of this privacy statement.

PART OF S.W. 1/4
SECTION 16, T.6N., R.2W., S.L.B. & M.

TAXING UNIT: 53,377

IN WEBER COUNTY
SCALE 1" = 100'

SEE PAGE 46



SEE PAGE 48-1

SEE PAGE 46-1

BEARINGS & DISTANCES FOR SECTION LINES,
DETERMINED BY STATE PLANE COORDINATES
RECEIVED FROM WEBER COUNTY SURVEYOR'S
OFFICE.

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