

U.S. TITLE INSURANCE AGENCY, LLC

JUNE 23, 2017

5929 S. FASHION POINTE DRIVE #210

U.S. TITLE FILE: WB75498CC

SOUTH OGDEN, UTAH 84403

PHONE (801) 621-7131

AMENDMENT #1

FAX (801) 621-8010

RE: DRASEL INVESTMENTS LLC

300 & 306 OGDEN CANYON
OGDEN, UT 84401

LENDER:

Fax #

LISTING AGENT:

Fax #

SELLING AGENT:

Fax #

Thank you for placing the above-referenced order with U.S. TITLE We look forward to working with you and will see that this transaction is handled in a timely and efficient manner.

ESCROW OFFICER:

CARRIE CHAMPION

EMAIL: cchampion@ustitleutah.com

ESCROW ASSISTANT:

ERIN KENNEDY

EMAIL: ekennedy@ustitleutah.com

U.S. TITLE FILE:

WB75498CC

If you did not receive all the pages of this Commitment, please call (801) 621-7131.

SCHEDULE A

Order Number: WB75498CC
AMENDMENT #1

Effective Date: June 9, 2017 @ 8:00 a.m.

1.	Policy or Policies to be issued:	Amount	Premium
(a)	ALTA Owner's Policy: FAT Proposed Insured:	\$	\$0.00
(b)	ALTA Loan Policy FAT Proposed Insured:	\$	\$0.00

Endorsements: \$0.00

2. The estate or interest in the land described or referred to in this Commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

DRASEL INVESTMENTS LLC

3. The land referred to in this Commitment is described as follows:

See Attached Exhibit "A"

Said property is located in WEBER County, State of Utah also known as:

300 & 306 OGDEN CANYON
OGDEN, UT. 84401

Parcel Identification Number: 20-030-0005 & 20-023-0005

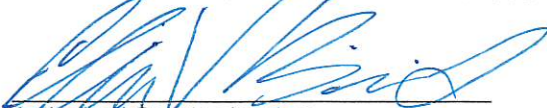

Authorized Countersignature

EXHIBIT "A"

Parcel 1: 20-030-0005

All of Lots 5 to 9, inclusive, Block 6, THE HERMITAGE, Weber County, Utah, according to the official plat thereof.

Parcel 2: 20-023-0005

All of Lot 4, Section 18, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Except that part of Block 6, the Hermitage lying in said Lot 4, Section 18.

Situated in WEBER County

Parcel Identification Number: 20-030-0005 & 20-023-0005

SCHEDULE B - SECTION 1
Requirements

The following are the requirements to be complied with:

- (1) Pay the Agreed amounts for the interest in the land and/or the mortgage to be insured.
- (2) Pay us the premiums, fees and charges for the policy.
- (3) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (4) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (5) After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.
6. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, TOWNS, COUNTIES, SERVICE DISTRICTS OR PRIVATE ENTITIES WHICH PROVIDE SERVICES TO THE LAND, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GARBAGE, ELECTRICITY, STREET LIGHTING, CURB AND GUTTER, ETC., FOR WHICH NO NOTICE OF ANY RIGHTS CLAIMED TO EXIST BY SUCH ENTITIES ARE SHOWN OF RECORD. YOU SHOULD MAKE AN INQUIRY INTO SUCH MATTERS, INCLUDING SEEING ARRANGEMENTS AS APPLICABLE TO ESTABLISH YOUR RIGHTS TO RECEIVE SAID SERVICES. THE COMPANY HAS NO OBLIGATION RELATING TO THE SERVICES OR THE CHARGES ARISING FROM SUCH SERVICES.

SCHEDULE B - Section 2
Exceptions

Any Policy we insure will have the following exceptions unless they are taken care of to our satisfaction.

Part I:

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records.
- 2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 3. Easements, claims of easement or encumbrances which are not shown by the public records.
- 4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5. Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.
- 6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- 7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment

- 8. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$4,548.21. Tax Parcel No. 20-030-0005.
- 9. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$107.30. Tax Parcel No. 20-023-0005.

(Continued)

SCHEDULE B - Section 2
(Exceptions continued)

10. Property is located within the following special improvement districts:

DISTRICT: WEBER COUNTY
 WEBER COUNTY SCHOOLS
 EDEN CEMETERY
 WEBER AREA DISPATCH 911 AND EMERGENCY SERVICE
 UNINCORPORATED WEBER COUNTY MUNICIPAL SERVICES
 NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY

11. Easement in favor of The Pioneer Electric Power Company, its successors and assigns, recorded June 27, 1896 in Book D of Liens and Leases at Page 360 of Official Records.
12. A right-of-way in favor of Ogden Water Works Company, a Corporation by Warranty Deed, recorded March 07, 1903 in Book 43 at Page 127 of Official Records.
13. Grant of Easement in favor of Rocky Mountain Bell Telephone Company, its successors and assigns, recorded March 23, 1906 in Book F of Liens and Leases at Page 299 of Official Records.
14. A right-of-way to the Ogden Rapid Transit Company, its successors and assigns by Quitclaim Deed, recorded March 03, 1910 in Book 60 at Page 603 of Official Records.
15. Deed to Ogden City and the terms and conditions contained therein, recorded June 16, 1916 in Book 79 at Page 140 of Official Records.
16. Easement in favor of Utah Light and Traction Company, its successors and assigns, recorded June 25, 1918 in Book N of Liens and Leases at Page 47 of Official Records.
17. All rights-of-way, roadways and easements disclosed by the Map of The Hermitage, recorded March 11, 1919 as Entry No 9807 in Book 7 of Plat Maps at Pages 34 and 35 of Official Records.
18. A right-of-way in favor of Ogden City, a municipal corporation of the State of Utah, recorded July 15, 1936 as Entry No. 17766 in Book 122 at Page 505 of Official Records.
19. A right-of-way in favor of Ogden City, a municipal corporation of the State of Utah, recorded July 15, 1936 as Entry No. 17767 in Book 122 at Page 506 of Official Records.
20. Pole Line Easement in favor of Utah Power & Light Company, its successors in interest and assigns, recorded April 22, 1965 as Entry No. 449077 in Book 803 at Page 368 of Official Records.
21. Notice of Buildable Parcel recorded on September 27, 2016 as Entry No. 2816966 of official records at Weber County Recorder.

SCHEDULE B - Section 2
(Exceptions continued)

* * * * *

NOTE: The names of DRASEL INVESTMENTS LLC have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Carrie Champion at (801) 621-7131 at 5929 So. Fashion Pointe Drive, Ste. 210, South Ogden, Utah 84403.

NOTE: The Policy(ies) to be issued as a result of this Commitment may contain an Arbitration Clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

**The First American Corporation
US Title Insurance Agency, LLC**

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with the Privacy policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

PART OF THE S.W. 1/4, SEC. 18, T.6N., R.1E., S.L.B. & M.

30

THE HERMITAGE

BLOCK 6 & PART OF BLOCKS 3, 5, & 10

EDEN & HUNTSVILLE DISTRICTS

SCALE 1" = 60'

TAXING UNIT: 28

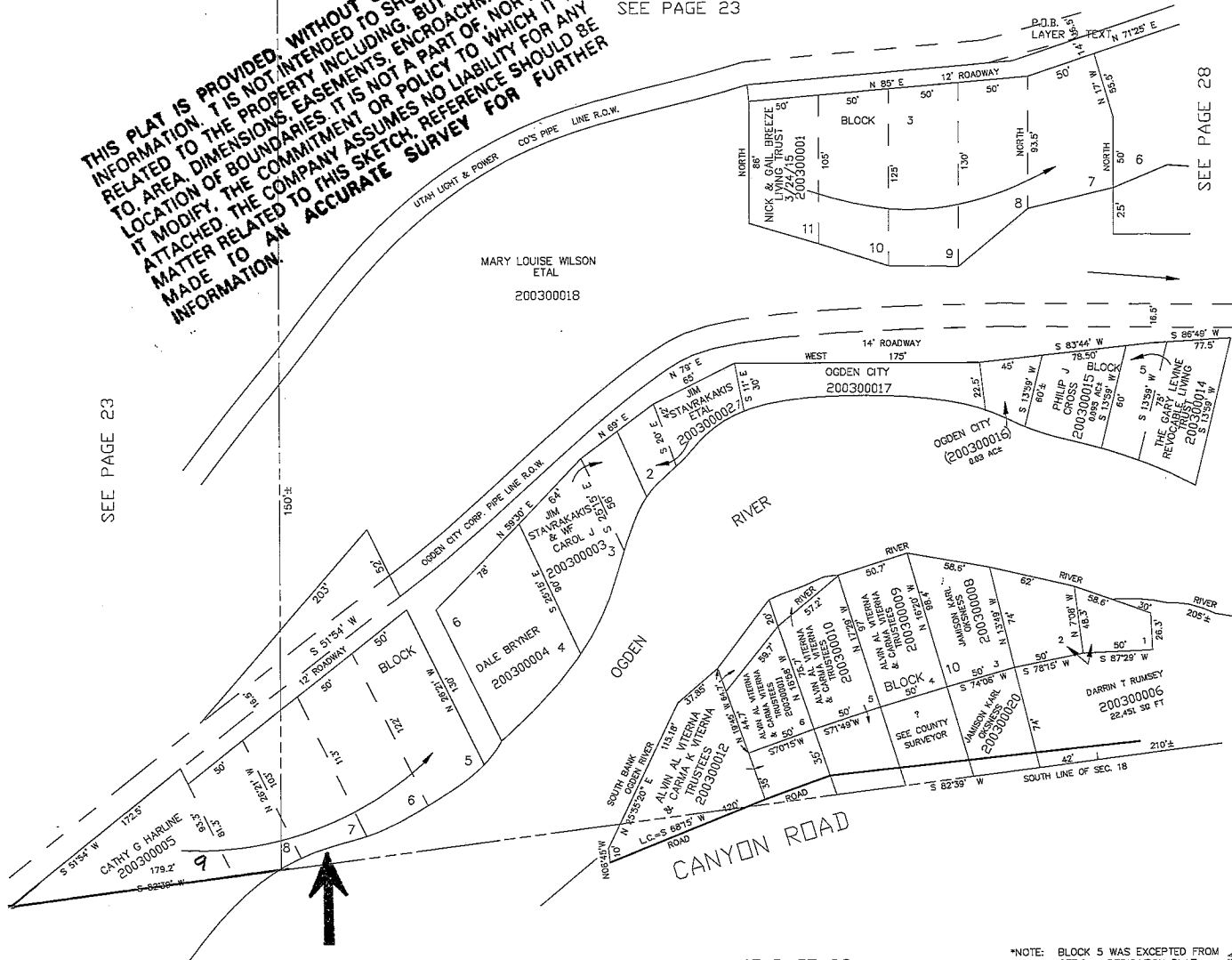
THIS PLAT IS PROVIDED WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATION OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

SEE PAGE 23

SEE PAGE 28

SEE PAGE 23

SEE PAGE 29



SEE PAGE 33

*NOTE: BLOCK 5 WAS EXCEPTED FROM OFFICIAL DEDICATION PLAT.

SECTION 18, T.6N., R.1E., S.L.B. & M.

EDEN & HUNTSVILLE DISTRICTS

SCALE 1" = 400'

TAXING UNIT: 28

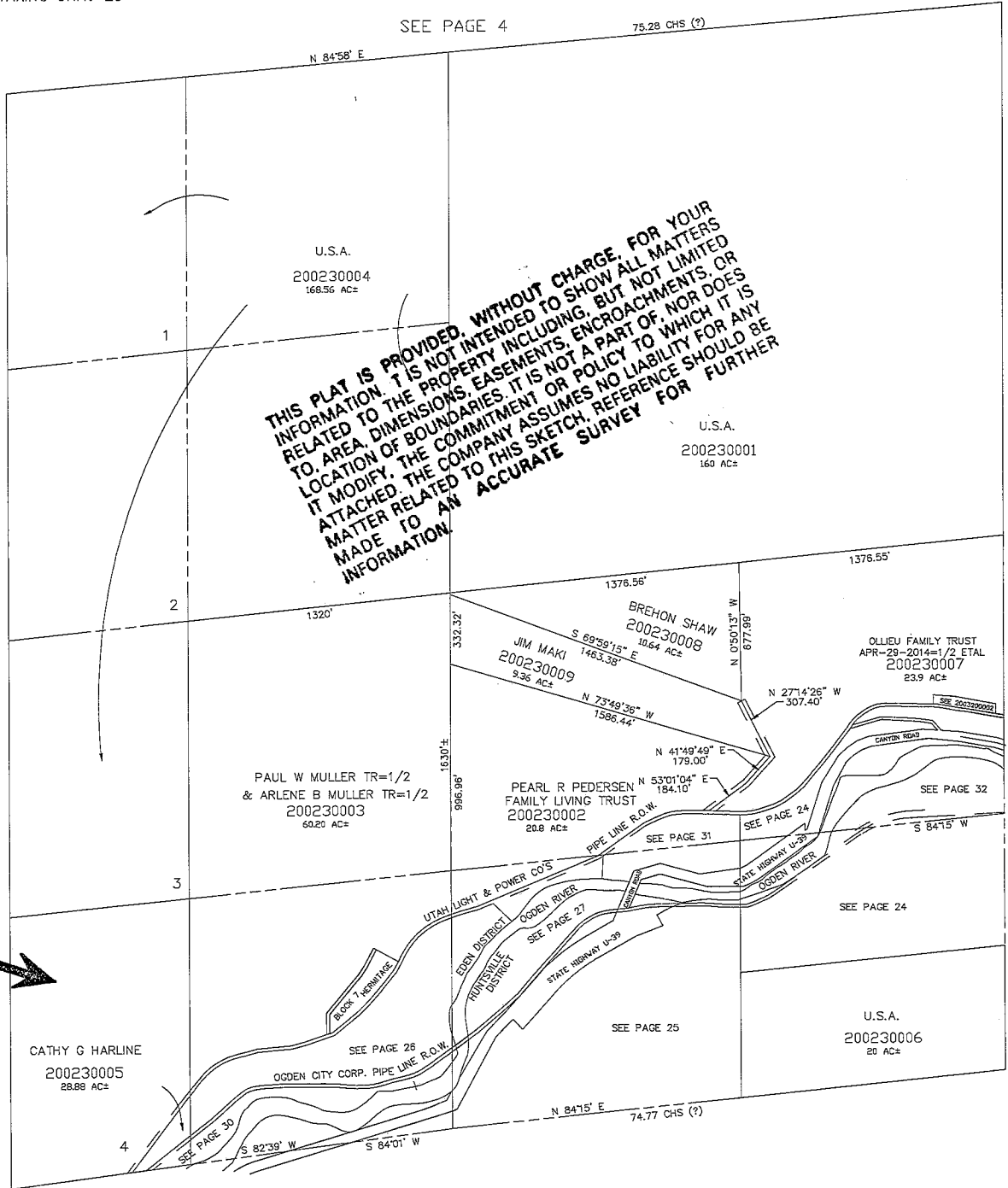
SEE PAGE 4

75.28 CHS (?)

THIS PLAT IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATION OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

SEE BOOK 11
PAGE 86

SEE PAGE 20



SEE PAGE 33