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MISCELLANEOUS REPORT

First American Title Insurance Agency, LLC
215 South State Street, Salt Lake City, UT 84111
Phone: 801.578.8888 | Fax: 866.375.9955

Order No: 5784219
Charge: \$500.00

Re: Property Owners: Ogden Aerie No. 2472, Fraternal Order of Eagles, a Utah non-profit corporation
Larry S. Shulsen and Marilyn H. Shulsen, as Trustees of the Larry S. Shulsen and
Marilyn H. Shulsen Family Trust, Dated February 17, 2010; J. Frank Nielson and
Dorothy H. Nielson, as Trustees of The J. Frank and Dorothy H. Nielson Family
Trust Agreement, Dated 4th of May, 1995; W. Reid Hansen and Dalene B.
Hansen, as Trustees of The Hansen Family Trust, dated August 30, 1993; and
Elaine B. Hansen and Peggy H. Barfuss, Trustees of the Robert L. Hansen and
Elaine B. Hansen Joint and Mutual Trust Agreement dated April 23, 1991, as
amended on September 12, 2014, all as their interest may appear of record
John L. Robbins and Dorothy T. Robbins, husband and wife, as joint tenants
J. Frank Nielson and Dorothy H. Nielson, as Trustees of The J. Frank and
Dorothy H. Nielson Family Trust Agreement, Dated 4th of May, 1995
Frederick Bjerke and Karen Bjerke, husband and wife and Amy L. Beckstead, all
as joint tenants, as to Parcels 5, 5A, 6 and 6A;
and
Rondell B. Hanson and Joyce P. Hanson, as Trustees of The Hanson Family
Revocable Trust, Dated June 6, 1991

EFFECTIVE DATE: May 10, 2016 at 7:30 A.M.

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized
officer on June 15, 2016, at Salt Lake City, .

FIRST AMERICAN TITLE INSURANCE AGENCY, LLC

By: _____
Authorized Signatory

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE
OFFICER: Gregory Smalley, and ESCROW OFFICER: at , .

SCHEDULE A

1. The estate or interest in the land described or referred to in this report and covered herein is **Fee Simple as to Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 and Easement Estate as to Parcel 2A, 3A, 5A, 6A, 7A, 8A and 9A**, and title thereto is at the effective date hereof vested in:

Ogden Aerie No. 2472, Fraternal Order of Eagles, a Utah non-profit corporation, as to Parcels 1, 8, 8A, 9 and 9A;

Larry S. Shulsen and Marilyn H. Shulsen, as Trustees of the Larry S. Shulsen and Marilyn H. Shulsen Family Trust, Dated February 17, 2010; J. Frank Nielson and Dorothy H. Nielson, as Trustees of The J. Frank and Dorothy H. Nielson Family Trust Agreement, Dated 4th of May, 1995; W. Reid Hansen and Dalene B. Hansen, as Trustees of The Hansen Family Trust, dated August 30, 1993; and Elaine B. Hansen and Peggy H. Barfuss, Trustees of the Robert L. Hansen and Elaine B. Hansen Joint and Mutual Trust Agreement dated April 23, 1991, as amended on September 12, 2014, all as their interest may appear of record, as to Parcels 2 and 2A;

John L. Robbins and Dorothy T. Robbins, husband and wife, as joint tenants, as to Parcels 3 and 3A
J. Frank Nielson and Dorothy H. Nielson, as Trustees of The J. Frank and Dorothy H. Nielson Family Trust Agreement, Dated 4th of May, 1995, as to Parcel 4;

Frederick Bjerke and Karen Bjerke, husband and wife and Amy L. Beckstead, all as joint tenants, as to Parcels 5, 5A, 6 and 6A;

and

Rondell B. Hanson and Joyce P. Hanson, as Trustees of The Hanson Family Revocable Trust, Dated June 6, 1991, as to Parcels 7 and 7A

SCHEDULE B

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest 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 easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; 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 heretofore or hereafter furnished, imposed by law and not shown by the public records.

(The following affects Parcel 1)

7. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$8,591.27. Tax Parcel No. 21-018-0015.

(The following affects Parcels 2 and 2A)

8. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$2,195.78. Tax Parcel No. 21-019-0001.

(The following affects Parcels 3 and 3A)

9. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1,649.17. Tax Parcel No. 21-019-0002.

(The following affects Parcel 4)

10. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1.08. Tax Parcel No. 21-019-0003.

(The following affects Parcels 5 and 5A)

11. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$873.01. Tax Parcel No. 21-019-0004.

(The following affects Parcels 6 and 6A)

12. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1,494.61. Tax Parcel No. 21-019-0005.

(The following affects Parcels 7 and 7A)

13. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$978.42. Tax Parcel No. 21-019-0006.

(The following affects Parcels 8 and 8A)

14. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1,125.72. Tax Parcel No. 21-019-0007.

(The following affects Parcels 9 and 9A)

15. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1,135.73. Tax Parcel No. 21-019-0008.

(The following affects all of the land)

16. Any charge upon the land by reason of its inclusion in Weber County Fire Protection Service Area No. 4.

(The following affects a portion of Parcels 1, 5, 6, 7 and 8)

17. An easement over, across or through the land for electrical transmission and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded March 15, 1938 as Entry No. [34247](#) in Book "X" at Page 596 of Official Records.

(The following affects the Northerly portion of Parcel 1)

18. An easement over, across or through the land for highway and incidental purposes, as granted to the State Road Commission of Utah by Instrument recorded December 10, 1934 in [Book 121 at Page 556](#) of Official Records.

(The following affects a portion of the land)

19. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded May 17, 1954 as Entry No. [219273](#) in Book 444 at Page 299 of Official Records.

(The following affects a portion of the land)

20. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded June 22, 1954 as Entry No. [221003](#) in Book 447 at Page 397 of Official Records.

(The following affects a portion of the land)

21. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded August 19, 1954 as Entry No. [223775](#) in Book 453 at Page 63 of Official Records.

(The following affects a portion of the land)

22. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded August 19, 1954 as Entry No. [223816](#) in Book 453 at Page 103 of Official Records.

(The following affects a portion of the land)

23. A right of way over, across or through said land for incidental purposes, as disclosed by Warranty Deed recorded June 26, 1956 as Entry No. [258323](#) in Book 517 at Page 437 of Official Records.

(The following affects a portion of the land)

24. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded December 29, 1956 as Entry No. [267800](#) in Book 534 at Page 430 of Official Records.

(The following affects a portion of the land)

25. A right of way over, across or through said land for incidental purposes, as disclosed by Warranty Deed recorded April 05, 1957 as Entry No. [274001](#) in Book 545 at Page 354 of Official Records.

(The following affects a portion of the land)

26. A right of way over, across or through said land for incidental purposes, as granted by Ella O. Fowles under Warranty Deed recorded February 19, 1958 as Entry No. [289179](#) in Book 571 at Page 438 of Official Records.

(The following affects the Easterly portion of Parcel 1)

27. An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded February 22, 1971 as Entry No. [546579](#) in Book 960 at Page 590 of Official Records.

(The following affects Parcel 1)

28. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 14, 1972 as Entry No. [569032](#) in Book 991 at Page 220 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

(The following affects all of the land, together with other land not included herein)

29. An Agreement dated August 20, 1974 by and between the State of Utah, acting through the Board of Water Resources and the Co-Op Farm Irrigation Company, a corporation regarding construction of a water conservation project recorded September 01, 1976 as Entry No. [674517](#) in Book 1140 at Page 728 of Official Records.

(The following affects all of the land, together with other land not included herein)

30. An Easement to use Distribution Systems, dated August 20, 1974 with the Co-Op Farm Irrigation Company, a corporation, as Grantor in favor of The State of Utah, acting through the Board of Water Resources, Grantee, as easement to use the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Co-Op Farm Irrigation Company a portion of the subject property. Said Easement recorded September 01, 1976 as Entry No. [674521](#) in Book 1140 at Page 736 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

(The following affects a portion of Parcel 1)

31. An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded June 03, 1983 as Entry No. [881680](#) in Book 1426 at Page 153 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

(The following affects Parcel 2)

32. The legal description contained in that certain Quit Claim Deed executed by Dean F. Morrin and Jane S. Morrin, in favor of Dean F. and Jane S. Morrin Family Limited Partnership II, a Utah limited partnership, recorded January 02, 1990 as Entry No. [1098257](#) in Book 1573 at Page 2683 of Official Records, overlaps and conflicts with the land described herein.

(The following affects a portion of Parcel 1)

33. An easement over, across or through the land for telecommunications and incidental purposes, as granted to U S West Communications, Inc., a Colorado corporation by Instrument recorded November 23, 1992 as Entry No. [1201727](#) in Book 1645 at Page 258 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

(The following affects all of the land, together with other land not included herein)

34. A resolution proposing to create a special improvement district known as The Ogden Valley Natural Gas Improvement District with power and authority to impose assessments for improvements, provisions, restrictions, and/or requirements as disclosed by document recorded April 04, 1996 as Entry No. [1397633](#) in Book 1799 at Page 2215 of Official Records.

Said Resolution was re-recorded April 12, 1996 to correct mistake in attachment A as Entry No. [1399404](#) in Book 1801 at Page 295 of Official Records.

Said Resolution further disclosed in document recorded June 18, 1996 as Entry No. [1413086](#) in Book 1811 at Page 2786 of Official Records.

(The following affects all of the land, together with other land not included herein)

35. An Agreement and Easements to use Distribution system dated July 06, 1988 by and between the State of Utah, acting through the Board of Water Resources and the Huntsville Waterworks Corporation, a corporation regarding construction of a water conservation project recorded May 17, 1996 as Entry No. [1406849](#) in Book 1806 at Page 2939 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

(The following affects the Northerly portion of Parcel 1)

36. The terms, provisions and easements contained in Easement Agreement recorded July 14, 1997 as Entry No. [1482073](#) in Book 1871 at Page 897 of Official Records.

(The following affects Parcel 2)

37. The legal description contained in that certain Quitclaim Deed executed by Arlene B. Muller, in favor of Paul W. Muller and Arlene B. Muller, as Trustees of the Arlene B. Muller Revocable Trust, u/a/d, 02/17/97, recorded May 17, 1999 as Entry No. [1636195](#) in Book 2011 at Page 2557 of Official Records, overlaps and conflicts with the land described herein.

(The following affects Parcel 1)

38. Land Use Agreement recorded October 01, 2004 as Entry No. [2059954](#) of Official Records.

(The following affects Parcel 9)

39. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded April 30, 2009 as Entry No. [2408246](#) of Official Records.

(The following affects Parcels 6 and 6A)

40. A Deed of Trust dated September 26, 2012 by and between Frederick Bjerke and Karen Bjerke, husband and wife, as Trustor in favor of Inwest Title Services, Inc., as Trustee and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for FFF Wholesale, a division of Stearns Lending, Inc., as Beneficiary, to secure an original indebtedness of \$132,300.00 and any other amounts or obligations secured thereby, recorded October 01, 2012 as Entry No. [2598433](#) of Official Records.

(The following affects all of the land, together with other land not included herein)

41. A resolution proposing to create a special improvement district known as The Unincorporated Area of Weber County with power and authority to impose assessments for improvements, provisions, restrictions, and/or requirements as disclosed by document recorded December 13, 2012 as Entry No. [2610456](#) of Official Records.

(The following affects Parcels 7 and 7A)

42. Trust Deed dated November 05, 2013 by and between Kurt Keller Beckstead as Trustor in favor of Backman Title Services, Ltd. as Trustee and Barbara T. Kirchmann as Beneficiary, to secure an original indebtedness of \$(None Shown) and any other amounts or obligations secured thereby, recorded November 06, 2013 as Entry No. [2663178](#) of Official Records.

An Affidavit and Notice of Correction to the Property Description recorded November 13, 2013 as Entry No. [2664107](#) of Official Records.

(The following affects all of the land, together with other land not included herein)

43. An Agreement to create Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. [2718461](#) of Official Records.

(The following affects Parcel 1)

44. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded September 01, 2015 as Entry No. [2753967](#) of Official Records.

(The following affects all of the land)

45. The rights of the public to use or pass through the land for recreational purposes and/or access to the waterway known as the South Fork of the Ogden River provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.

(The following affects Parcels 2, 3, 4, 6, 7, 8 and 9)

46. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of South Fork of the Ogden River from record description(s) referring to said South Fork of the Ogden River or center thereof as the Southerly boundary of the land.

(The following affects Parcels 2 and 3)

47. The legal description contained herein as Parcel 2, overlaps and conflicts with the land described herein as Parcel 3.

(The following affects Parcels 1 and 2)

48. The fact that the legal description of land described herein does not affect a mathematical closure.

(The following affects all of the land)

49. There is no recorded means of access from a public roadway to the land, but it is assumed that there exists a valid and subsisting easement over and across an adjoining land for that purpose. The Company does not insure against any loss, damage, claims or rights which would be denied or limit access based on a contrary state of facts.

NOTE: Lack of a legal right of access to and from the land.

(The following affects all of the land)

50. Any prior reservations and/or any minerals in or under said land including, but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights, lease rights and easement rights or other matters relating thereto, whether expressed or implied.

(The following affects all of the land)

51. Any facts, rights, interest or claims which would be disclosed by a correct ALTA/NSPS survey.

(The following affect(s) the interest of the current owner of the land **or** a party with a similar name)

52. A Judgment against John Nielson and Amy Nielson as Debtor in favor of Mark Pohlman and Michelle Pohlman as Creditor, as Case No. 080901886 CN in the principal amount of \$19,629.45 and any other amounts due thereunder, recorded June 27, 2008 as Entry No. [2350632](#) of Official Records.

(The following affect(s) the interest of the current owner of the land **or** a party with a similar name)

53. A Judgment against John Nielson as Debtor in favor of Superior Water and Air, Inc. as Creditor, as Case No. 108901025 in the principal amount of \$1,945.72 and any other amounts due thereunder, recorded August 31, 2010 as Entry No. [2489219](#) of Official Records.

(The following affect(s) the interest of the current owner of the land **or** a party with a similar name)

54. Proceedings pending in the Bankruptcy Court of the U.S. District Court, Utah, entitled in re: Jerry Nielson , as Debtor, whose Attorney being Steven A. Christensen and N/A as Trustee in Case No. 14-02093, wherein a petition for relief was filed on March 19, 2014.

(The following affect(s) the interest of the current owner of the land **or** a party with a similar name)

55. Proceedings pending in the Bankruptcy Court of the U.S. District Court, Utah, entitled in re: Jackie Nielson , as Debtor, whose Attorney being Lou G. Harris and Duane H. Gillman tr as Trustee in Case No. 14-28676, wherein a petition for relief was filed on August 19, 2014.

The name(s) Ogden Aerie No. 2472, Fraternal Order of Eagles; Larry S. Shulsen; Marilyn H. Shulsen; The Larry S. Shulsen and Marilyn H. Shulsen Family Trust; J. Frank Nielson; Dorothy H. Nielson; The J. Frank and Dorothy H. Nielson Family Trust; W. Reid Hansen; Dalene B. Hansen; The Hansen Family Trust; Elaine B. Hansen; Peggy H. Barfuss; The Robert L. Hansen and Elaine B. Hansen Joint and Mutual Trust Agreement; John L. Robbins; Dorothy T. Robbins; Frederick Bjerke; Karen Bjerke; Amy L. Beckstead; Rondell B. Hanson; Joyce P. Hanson; and The Hanson Family Revocable Trust , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

SCHEDULE C

Description

The land referred to in this report is situated in the County of Weber, State of UT, and is described as follows:

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY:

BEGINNING AT A POINT 1457.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 0°27' EAST 2600 FEET, MORE OR LESS TO THE NORTH LINE OF SAID SECTION 14; THENCE EAST ALONG THE SECTION LINE 1144.0 FEET, MORE OR LESS TO A POINT 105 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 140 FEET; THENCE EAST 80 FEET; THENCE SOUTH 514.85 FEET; THENCE NORTH 87°22' WEST 152 FEET; THENCE SOUTH 76°25' WEST 75 FEET; THENCE SOUTH 51°52' WEST 166 FEET; THENCE SOUTH 33°50' WEST 60 FEET MORE OR LESS TO A POINT SOUTH 504 FEET; SOUTH 59°19' WEST 615 FEET, NORTH 79°23' EAST 46.76 FEET, NORTH 48°25' EAST 57.12 FEET AND SOUTH 30°50' EAST 54 FEET, MORE OR LESS TO THE NORTH WESTERLY LINE OF THE MILLIE GARFF PROPERTY, FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 30°50' WEST 54 FEET, MORE OR LESS TO A POINT 65 FEET NORTH 60°50' WEST FROM THE CENTER OF RIVER; THENCE SOUTH 48°25' WEST 57.12 FEET; THENCE SOUTH 79°23' WEST 46.76 FEET; THENCE SOUTH 59°10' WEST 600 FEET; THENCE SOUTH 30°50' EAST 225 FEET; THENCE NORTH 56°18' EAST 100.13 FEET; THENCE NORTH 49°31' EAST 101.43 FEET; THENCE NORTH 46°14' EAST 102.61 FEET; THENCE NORTH 37°22' EAST 107.7 FEET; THENCE NORTH 62°23' EAST 100.13 FEET; THENCE NORTH 53°28' EAST 5 FEET MORE OR LESS TO THE WESTERLY LINE OF THE HOLBROOK PROPERTY; THENCE SOUTH 33°50' WEST 45 FEET MORE OR LESS TO A POINT 564.72 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 50 FEET; THENCE EAST 260 FEET; THENCE NORTH 50 FEET; THENCE EAST 304.72 FEET; THENCE SOUTH TO SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 1249 FEET, MORE OR LESS TO POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY: PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, UNITED STATES SURVEY:

BEGINNING ON THE SOUTH LINE OF A 20 FOOT RIGHT OF WAY 504 FEET SOUTH AND SOUTH 59°10' WEST 515 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION RUNNING THE NORTH 50° EAST ALONG SAID RIGHT OF WAY 200 FEET; THENCE SOUTH 30°50' EAST TO THE CENTER OF RIVER CHANAL; THENCE SOUTHWESTERLY ALONG CENTER OF RIVER CHANAL TO A POINT SOUTH 30°50' EAST OF BEGINNING; THENCE NORTH 30°50' WEST 65 FEET TO BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 504 FEET AND SOUTH 59°10' WEST 640 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 79°23' EAST 71.75 FEET; THENCE NORTH 48°25' EAST 57.12 FEET; THENCE SOUTH 30°50' EAST 65.00 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 24°10' WEST 122.08 FEET; THENCE SOUTH 53°28' WEST 25.00 FEET;

THENCE NORTH 30°50' WEST 137 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2A:

A CENTER LINE DESCRIPTION OF RIGHT-OF-WAY 20 FEET WIDE APPURTENANT TO PARCEL 2, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED DECEMBER 29, 1956 AS ENTRY NO. [267800](#) IN BOOK 534 AT PAGE 430 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 170 FEET; THENCE EAST 80 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700 FEET.

PARCEL 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET AND SOUTH 59°10' WEST 640 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 30°50' EAST 137 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 53°28' WEST 75.50 FEET; THENCE NORTH 30°50' WEST 145.00 FEET; THENCE NORTH 59°10' EAST 75.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 3A:

A RIGHT OF WAY 20 FEET WIDE APPURTENANT TO PARCEL 3, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED FEBRUARY 19, 1958 AS ENTRY NO. [289179](#) IN BOOK 571 AT PAGE 438 OF OFFICIAL RECORDS, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 170 FEET; THENCE EAST 80 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50° WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700 FEET.

PARCEL 4:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING ON THE SOUTH LINE OF 20 FOOT RIGHT OF WAY, 504 FEET SOUTH AND SOUTH 59°10' WEST 515 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 50° EAST ALONG SAID RIGHT OF WAY, 200 FEET; THENCE SOUTH 30°50' EAST TO THE CENTER OF RIVER CHANNEL; THENCE SOUTHWESTERLY ALONG CENTER OF RIVER CHANNEL TO A POINT SOUTH 30°50' EAST OF BEGINNING; THENCE NORTH 30°50' WEST 65 FEET TO BEGINNING.

PARCEL 5:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET AND SOUTH 59°10' WEST 715.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 30°50' EAST 145.00 FEET TO CHANNEL OF RIVER; THENCE SOUTH 62°23' WEST 100.13 FEET; THENCE NORTH 30°50' WEST 140.00 FEET; THENCE NORTH 59°10' EAST 100 FEET TO PLACE OF BEGINNING.

PARCEL 5A:

A RIGHT-OF-WAY 20 FEET WIDE APPURTENANT TO PARCEL 5, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED AUGUST 19, 1954 AS ENTRY NO. [223775](#) IN BOOK 453 AT PAGE 63 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY.

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 170.00 FEET; THENCE EAST 80 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700.00 FEET.

PARCEL 6:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET AND SOUTH 59°10' WEST 815.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30°50' EAST 140.00 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 37°22' WEST 107.70 FEET; THENCE NORTH 30°50' WEST 180 FEET; THENCE NORTH 59°10' EAST 100 FEET, TO THE PLACE OF BEGINNING.

PARCEL 6A:

A RIGHT-OF-WAY 20 FEET WIDE APPURTENANT TO PARCEL 6, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED MAY 17, 1954 AS ENTRY NO. [219273](#) IN BOOK 444 AT PAGE 299 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 170 FEET; THENCE EAST 80 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700.00 FEET.

PARCEL 7:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET AND SOUTH 59°10' WEST 915.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 30°50' EAST 180.00 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 46°13' WEST 102.61 FEET; THENCE NORTH 30°50' WEST 203.00 FEET; THENCE NORTH 59°10' EAST 100 FEET TO BEGINNING.

PARCEL 7A:

A RIGHT OF WAY 20 FEET WIDE APPURTENANT TO PARCEL 7, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED AUGUST 19, 1954 AS ENTRY NO. [223816](#) IN BOOK 453 AT PAGE 103 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 170.00 FEET; THENCE EAST 80.00 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700.00 FEET.

PARCEL 8:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET, AND SOUTH 59°10' WEST 1015.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30°50' EAST 203.00 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 49°31' WEST 101.43 FEET; THENCE NORTH 30°50' WEST 220.00 FEET; THENCE NORTH 59°10' EAST 100 FEET TO THE PLACE OF BEGINNING.

PARCEL 8A:

A RIGHT-OF-WAY APPURTENANT TO PARCEL 8 AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED JUNE 22, 1954 AS ENTRY NO. [221003](#) IN BOOK 447 AT PAGE 397 OF OFFICIAL RECORDS, TO THE ABOVE DESCRIBED PARCEL OF REAL PROPERTY WITH A CENTER LINE DESCRIPTION 20 FEET WIDE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 170.00 FEET; THENCE EAST 80.00 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700.00 FEET.

PARCEL 9:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 504.00 FEET AND SOUTH 59°10' WEST 1115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30°50' EAST 220.00 FEET TO CENTER OF RIVER CHANNEL; THENCE SOUTH 56°18' WEST 100.13 FEET; THENCE NORTH 30°50' WEST 225.00 FEET; THENCE NORTH 59°10' EAST 100 FEET TO THE PLACE OF BEGINNING.

PARCEL 9A:

A RIGHT-OF-WAY APPURTENANT TO PARCEL 9, AS GRANTED BY ELLA O. FOWLES UNDER WARRANTY DEED RECORDED JUNE 22, 1954 AS ENTRY NO. [221003](#) IN BOOK 447 AT PAGE 397 OF OFFICIAL RECORDS, TO THE ABOVE DESCRIBED PARCEL OF REAL PROPERTY WITH A CENTER LINE DESCRIPTION 20 FEET WIDE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

06/15/2016

Escrow No.: 5784219 (GS)

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WEST 115.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 170.00 FEET; THENCE EAST 80.00 FEET; THENCE SOUTH 387.54 FEET; THENCE SOUTH 79°40' WEST 223.55 FEET; THENCE SOUTH 50°00' WEST 250.15 FEET; THENCE SOUTH 59°10' WEST 700.00 FEET.