

SCHEDULE A

1. Effective Date: August 10, 2023 at 5:00PM
2. Preliminary Title Report Only
3. The estate or interest in the land described or referred to in this Commitment and covered herein is: FEE SIMPLE
4. Title to the estate or interest in said land is at the effective date hereof vested in:

Parcels 1, 2 and 3: ZBF INVESTMENTS I, LLC

Parcels 4 and 5: ZW INVESTMENTS, LLC

5. The land referred to in this Commitment is in the State of Utah, County of Weber, and is described as follows:

See Attached Exhibit A Legal Description

We appreciate your business and thank you for choosing Hickman Land Title Company. Please call your Title Officer, with any questions or concerns regarding this commitment. Your Title Officer will be Tennille Forsberg, Phone (801) 416-8900

For informational purposes only.

The property address is purported to be:

5460 East 2200 North, Eden, UT 84310

5484 East 2200 North, Eden, UT 84310

5461 East 2300 North, Eden, UT 84310

2640 North Highway 162, Eden, UT 84310

2289 North 5500 East, Eden, UT 84310



**872 West Heritage Park Blvd #120
Layton, UT 84041
www.HickmanTitle.com**

SCHEDULE A

EXHIBIT A
Legal Description

PARCEL 1:

All of Lot 3, VALLEY CENTER ESTATES 1ST AMENDMENT, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

PARCEL 2:

All of Lot 4, VALLEY CENTER ESTATES 1ST AMENDMENT, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

PARCEL 3:

All of Lot 5, VALLEY CENTER ESTATES 1ST AMENDMENT, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

PARCEL 4:

Part of the Northeast and Southeast Quarters of Section 34 Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Southeast corner of the Northeast Quarter; thence North 1.25 chains; thence North 88°30' West 1.02 chains; thence South 1°30' West 5.28 chains; thence South 88°30' East 1.12 chains; thence North 4.05 chains to beginning.

PARCEL 5:

Part of the Northwest Quarter and part of the Southwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Northwest corner of the Southwest Quarter; thence North 1.25 chains; thence East 1.25 chains; thence South 1°30' West 5.42 chains along West side of road; thence North 88°30' West 1.15 chains to the West Quarter section line; thence North following West section line 4.17 chains to beginning. Except State Highway (248-417).

22-316-0001, 22-316-0002, 22-316-0003, 22-047-0001, 22-051-0047



SCHEDULE B

Section 1

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 premium, 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, as follows:
 - A) None
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. Release(s) or Reconveyance(s) of item(s): None
6. You must give us the following information:
 - A) Any off record leases, surveys, etc.
 - B) Statements of identity all parties.
 - C) Other

NOTES:

All parties in title within the last 8 years and all persons coming into title, including those listed below, have been checked for judgments and/or tax liens and there are none, unless listed in Schedule B Section 2.

ZBF INVESTMENTS I LLC



EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency 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 the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
Note: 5(c) shall be included in all commitments and policies unless Underwriter approval to delete the same is obtained.
6. Any lien or right to a lien for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. Stewart makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Taxes for the year 2023, and subsequent years, not yet due and payable.
Parcel 1: Tax Parcel No. 22-316-0001. Taxes for the year 2022 were assessed in the amount of \$7,739.47 and are now paid.

Parcel 2: Tax Parcel No. 22-316-0002. Taxes for the year 2022 were assessed in the amount of \$3,653.55 and are now paid.

Parcel 3: Tax Parcel No. 22-316-0003. Taxes for the year 2022 were assessed in the amount of \$1,901.26 and are now paid.

Parcel 4: Tax Parcel No. 22-047-0001. Taxes for the year 2022 were assessed in the amount of \$237.38 and are now paid.

Parcel 5: Tax Parcel No. 22-051-0047. Taxes for the year 2022 were assessed in the amount of \$1,898.61 and are now paid.
9. Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Eden Cemetery and Weber Fire District, and is subject to the charges and assessments thereof.



10. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
11. Easements, Notes, Restrictions, Reservations, Setback lines, Warnings and any other matters as delineated and/or dedicated on the Official Recorded Plat. (Affects Parcels 1, 2 and 3)
12. ORDINANCE NO. 12-81
AN ORDINANCE CREATING AND ESTABLISHING A COUNTY SERVICE AREA; DESCRIBING AND ESTABLISHING THE BOUNDARIES OF SAID SERVICE AREA; SETTING FORTH THE TYPES OF SERVICE OR SERVICES TO BE PROVIDED IN THE AREA
Recorded: December 22, 1981
Entry No:[849262](#)
Book/Page: 1394/1772
13. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT
To: WEBER COUNTY, UTAH
Recorded: February 5, 2002
Entry No: 1825403
Book/Page: 2207/1340
14. RESOLUTION
Recorded: October 16, 2002
Entry No: 1881787
Book/Page: 2273/2772
15. RESOLUTION NO. 23-2005 creating the Weber Area Dispatch 911 and Emergency Services District
Recorded: January 24, 2006
Entry No:[2156401](#)
16. RESOLUTION NO. 27-2012
A Resolution of the Board of County Commissioners of Weber County, Utah, confirming the Tax to be levied for Municipal Services Provided to the unincorporated Area of Weber County and describing the services to be provided therein.
Recorded: December 13, 2012
Entry No:[2610456](#)
17. DEED COVENANT AND RESTRICTION TO RUN WITH THE LAND
Recorded: April 10, 2013
Entry No: 2629416
18. DECLARATION OF DEED COVENANT TO RUN WITH THE LAND CONCERNING PROVISION OF IRRIGATION WATER
Recorded: April 10, 2013
Entry No: 2629417
19. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT
By and Between: EDEN HOLDING & DEVELOPMENT COMPANY and WEBER COUNTY, UTAH
Recorded: April 10, 2013
Entry No: 2629418

20. CERTIFICATE OF CREATION creating Northern Utah Environmental Resource Agency
Recorded: January 20, 2015
Entry No: [2718461](#)
21. AFFIDAVIT
Recorded: March 9, 2015
Entry No: [2725109](#)
22. ANNEXATION
Recorded: November 9, 2017
Entry No: [2889193](#)
- CERTIFICATE OF BOUNDARY ADJUSTMENT
Recorded: November 9, 2017
Entry No: [2889194](#)
- NOTICE OF IMPENDING BOUNDARY ACTION
Recorded: November 9, 2017
Entry No: [2889195](#)
- JOINT RESOLUTION OF OGDEN VALLEY PARKS SERVICE AREA (RESOLUTION 4) AND EDEN PARK SERVICE DISTRICT (RESOLUTION 3) APPROVING AN ADJUSTMENT OF THE SERVICE AREA'S COMMON BOUNDARY
Recorded: November 9, 2017
Entry No: [2889196](#)
23. DEED OF EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: GALE B. ARMSTRONG
Grantee: WEBER-MORGAN HEALTH DEVELOPMENT
Recorded: June 21, 2018
Entry No: 2927214
(Affects Parcel 2)
24. EASEMENT AGREEMENT AND CONVEYANCE
By and between: LINDA B. JOHNSON, Trustee of the LINDA B. JOHNSON FAMILY TRUST dated 31st day of May, 2016 and ZBF INVESTMENTS I LLC
Recorded: May 10, 2021
Entry No: 3151709
(Affects Parcel 3)
25. Rights of tenants as tenants only.
26. Rights or claims of parties in possession.
27. The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including but not limited to, bankruptcies, judgment liens, Federal and State Tax Liens, etc., and makes no certification as to the checking of judgments, tax liens, or other encumbrances created by any lessee or tenant.

28. DEED OF TRUST
Trustor: ZBF INVESTMENTS I, LLC
Trustee: BANK OF UTAH
Beneficiary: BANK OF UTAH
Amount: \$400,000.00
Recorded: October 30, 2020
Entry No.: 3097766

ASSIGNMENT OF RENTS
Grantor: ZBF INVESTMENTS I, LLC
Beneficiary: BANK OF UTAH
Dated: October 28, 2020
Recorded: October 30, 2020
Entry No: 3097767

NOTES:

Exception numbered 1-6 will be eliminated on the ALTA Extended Coverage Policy and the ALTA Homeowners Policy.

For informational purposes only, vesting document and a **24 month chain of title** is provided: A review of the records contained in the County Recorder's Office was conducted thru the effective date of this commitment as shown in Schedule "A" herein and the following Deeds of Conveyance and/or Real Estate Purchase Contracts were found:

Warranty Deed from LON CHILD, Trustee or his successors in trust, of the GALE AND MARGARET ARMSTRONG FAMILY TRUST to ZBF INVESTMENTS I, LLC recorded November 2, 2022 as Entry No. 3262039 in Book/Page /

Warranty Deed from TAR HOLDINGS, LC and STANLEY A. ULVIN, Trustee, and MONA C. ULVIN, Trustee of the STANLEY AND MONA ULVIN 1995 TRUST to ZW INVESTMENTS, LLC recorded July 1, 2021 as Entry No. 3165333 in Book/Page /

Warranty Deed from EDEN HOLDING AND DEVELOPMENT COMPANY to ZBF INVESTMENTS I, LLC recorded October 30, 2020 as Entry No. 3097765 in Book/Page /

Warranty Deed from EDEN HOLDING & DEVELOPMENT COMPANY to ZBF INVESTMENTS I, LLC recorded March 29, 2019 as Entry No. 2972377 in Book/Page /

In the event this transaction fails to close, a minimum \$200.00 cancellation fee will be charged for services rendered in accordance with the rates that are on file with the Commissioner of Insurance of the State of Utah.



NOTICE TO APPLICANT AND/OR PROPOSED INSURED:

Commitment is subject to such other and further requirements and exceptions as they appear necessary to the Company.

If you require copies of any documents identified in this commitment for Title Insurance, the Company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

The land described in this Commitment may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges is evidenced in the Public Records. The applicant and/or purposed insured should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at <http://www.alta.org>. 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 proper jurisdiction.

