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**SCHEDULE A**

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1. Effective Date: 11/20/2024 at 8:00am
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:

**ELAINE S. DAINES, as to an undivided 1/3 interest; and KRISTOPHER GEORGE DAINES DAINES and ELAINE S. DAINES, Co-Trustees of the KRISTOPHER DAINES TRUST, established by a Declaration of Trust dated April 14, 2000, as to an undivided 2/3 interest, as tenants in common**

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

**Beginning in the East line of Highway 165 and the South line of 1500 South Street at point by record West 521.3 feet from the Northeast corner of Lot 6, Block 27, Plat "A" Providence Farm Survey, and thence South 87°07'05" East along the South line of street 483.11 feet, thence South 2°20'55" West 260 feet, thence South 87°07'05" East 168 feet, thence South 2°20'55" West 211.88 feet, thence North 87°39'05" West 655.52 feet to the East line of State Highway, thence North 2°53'18" East along Highway 477.96 feet to beginning.**

**LESS: Mount Logan Commerce Park, Phase 1.**

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, Title Officer, Phone (801) 416-8900

For informational purposes only.  
The property address is purported to be:

Address not assigned, Providence, UT 84332

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**SCHEDULE B**

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**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. 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.
4. You must give us the following information:
  - A) Any off record leases, surveys, etc.
  - B) Statements of identity all parties.
  - C) Other
5. 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.
6. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
7. Release(s) or Reconveyance(s) of item(s):

NONE

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**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.

**ELAINE S. DAINES, as to an undivided 1/3 interest; and KRISTOPHER GEORGE DAINES DAINES and ELAINE S. DAINES, Co-Trustees of the KRISTOPHER DAINES TRUST, established by a Declaration of Trust dated April 14, 2000, as to an undivided 2/3 interest, as tenants in common**

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## 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.
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.
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. The Company 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 2025, and subsequent years, not yet due and payable.

Tax Parcel No. 02-096-0073. Taxes for the year 2024 were assessed in the amount of \$6,386.43 and will become delinquent if not paid by November 30, 2024.

9. The herein described premises lies within Providence City and may be subject to special assessments and/or additional mill levy.

### 10. BOUNDARY LINE AGREEMENT

Executed by: EDWARDS FURNITURE INC. and CURTIS R. JESSOP and SHELIA JESSOP and JAMES R. ALLEN and BARBARA FAYE ALLEN

Recorded: April 24, 1995

Entry No: 618891

Book/Page: 649/321

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**INFORMATIONAL NOTES**

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

**ELAINE S. DAINES and KRISTOPHER GEORGE DAINES DAINES and ELAINE S. DAINES and KRISTOPHER DAINES TRUST, established by a Declaration of Trust dated April 14, 2000**

For informational purposes only, vesting document and a **24 month chain of title** is provided: A review of the records contained in the County Recorders 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 recorded December 23, 2004 as Entry No. 880009 in Book/Page 1334/27

**No existing Deed of Trust appears of record.** If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

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**NOTICE TO APPLICANT AND/OR PROPOSED INSURED:**

Preliminary Title Report 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.