

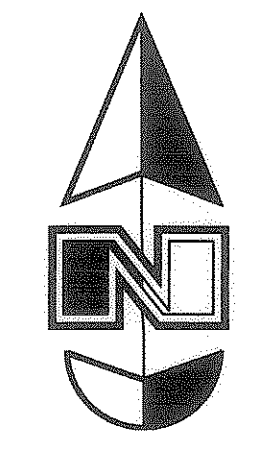
Northwest Corner Section 12, T6N, R2W, SLB&M, U.S. Survey (found monument)

Southwest Corner Section 12, T6N, R2W, SLB&M, U.S. Survey (found monument)

2  
1  
11  
12  
14  
13

**Flood Plain Data**  
 This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49057C0200E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Scale: 1" = 100'



**Narrative**

This Survey update was requested by IHC Health Services, Inc prerequisite to purchase of this property. Previous surveys in the area from 1991 through 2008 were retraced and honored for control.

A line between monuments found for Southwest Corner and the Northwest Corner of Section 12 was assigned the Weber County bearing of N 0°12'35" W as the Basis of Bearings.

No right-of-way markers were recovered for 400 North Street and the highway plans were ordered from UDOT but could not be made available for review.

Some fences called out on previous surveys and in deed descriptions have apparently been relocated. Surrounding deeds for the Blair property were reviewed, but were considered poorly described or deficient enough to be beyond the scope of this survey to properly address. The boundaries of the deeds and fences will need agreements to resolve.

No Property Corners were placed with this Survey.

**Title Information**

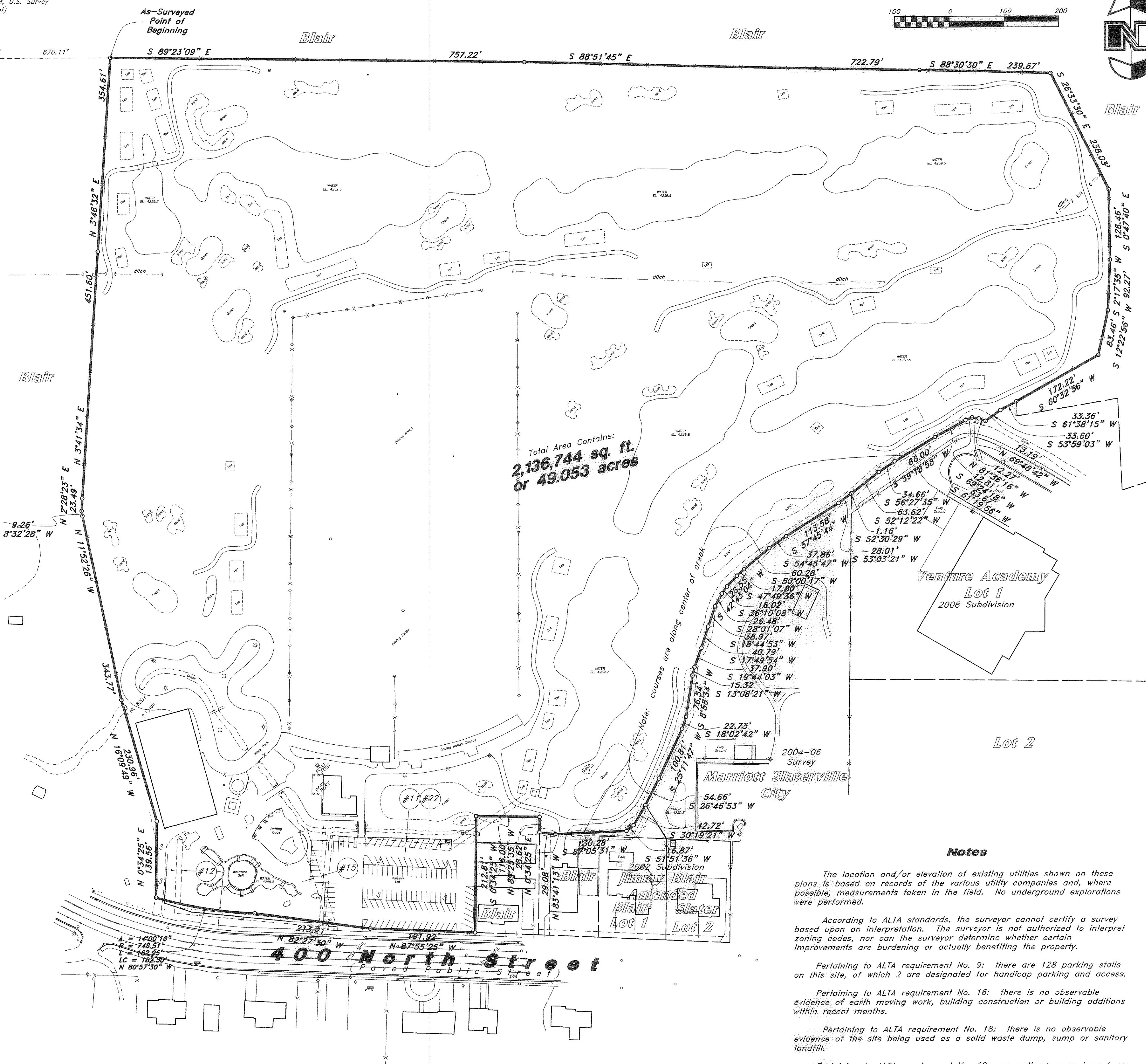
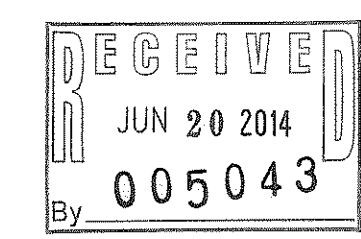
This survey was completed using Pro Forma Title Policy Form No. 1402.06.A not dated from First American Title Insurance Company issued by Mountain View Title and Escrow Company.

The following survey related items circled from Schedule B of the title report are plotted on the survey:

- #11 Right-of-Way and Easement Grant recorded July 6, 2007 as Entry No. 2276055 of Official Records plotted approximately from exhibit 'A'.
- #12 Right-of-Way and Easement Grant recorded August 30, 2007 as Entry No. 2288688 of Official Records plotted approximately from exhibit 'A'.
- #15 Rights of the State Road Commission for drainage facilities recorded September 24, 1970 in Book 950 of Records at Page 447 of Official Records.
- #22 Easement to PacifiCorp recorded July 6, 2007 as Entry No. 2276055 of Official Records.

Designed by:  
 Drafted by:  
 Client Name:  
 IHC

**ALTA**  
 ANDERSON WAHLEN & ASSOCIATES  
 Great Basin Engineering South  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801.521.8529 - AWEngineering.net



**Description**

A part of the West Half of Section 12, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing Boundary Line fence corner located 2086.03 feet South 0°12'35" East along the Section Line, and 670.11 feet North 89°47'25" East from the Northwest Corner of said Section 12; and running thence along existing fence lines the following seven courses: South 89°23'09" East 757.22 feet; South 88°51'45" East 722.79 feet; South 88°30'30" East 239.67 feet; South 26°33'30" East 238.03 feet; South 0°47'40" East 128.46 feet; South 2°17'35" West 92.27 feet; and South 12°22'56" West 83.46 feet to an existing fence corner; thence South 67°52'56" West 172.22 feet to an angle point in the Northerly Boundary Line of Venture Academy Subdivision; thence along the Boundary of said Subdivision the following two courses: South 61°38'15" West 33.36 feet; and South 53°59'03" West 33.60 feet to the center of a creek; thence along the center of said creek and continuing along the Northerly Boundary of said Subdivision the following seven courses: North 69°48'42" West 13.19 feet; North 81°36'16" West 12.27 feet; South 69°24'18" West 12.81 feet; South 61°19'56" West 63.67 feet; South 59°18'58" West 86.00 feet; South 56°27'35" West 34.66 feet; and South 52°12'22" West 63.62 feet to the Northwesterly Corner of said Subdivision; thence continuing along the center of the creek the following seventeen courses: South 52°30'29" West 1.16 feet; South 53°03'21" West 28.01 feet; South 57°45'44" West 113.58 feet; South 54°45'47" West 37.86 feet; South 50°00'17" West 60.28 feet; South 47°49'36" West 17.80 feet; South 42°43'04" West 26.55 feet; South 36°10'08" West 16.02 feet; South 28°01'07" West 26.48 feet; South 18°44'53" West 38.97 feet; South 17°49'54" West 40.79 feet; South 19°44'03" West 37.90 feet; South 19°44'03" West 15.32 feet; South 13°08'21" West 76.34 feet; South 11°52'26" West 343.77 feet; and North 8°32'28" East 23.49 feet to the point of beginning.

Contains 2,136,744 sq. ft. or 49.053 acres

**Notes**

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 9: there are 128 parking stalls on this site, of which 2 are designated for handicap parking and access.

Pertaining to ALTA requirement No. 16: there is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 18: there is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Pertaining to ALTA requirement No. 19: no wetland areas have been flagged by appropriate authorities on this site.

**Certification**

To IHC Health Services, Inc., Toads, LLC, First American Title Insurance Company, and Mountain View Title & Escrow Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 7(b), 8, 9, 11(b), 13, 16, 18 and 19 of Table A thereof. The field work was completed on October 3, 2013.

Date: 29 Jan 2014

Bruce D. Pimper  
 Utah PLS No. 362256

**Benchmark**

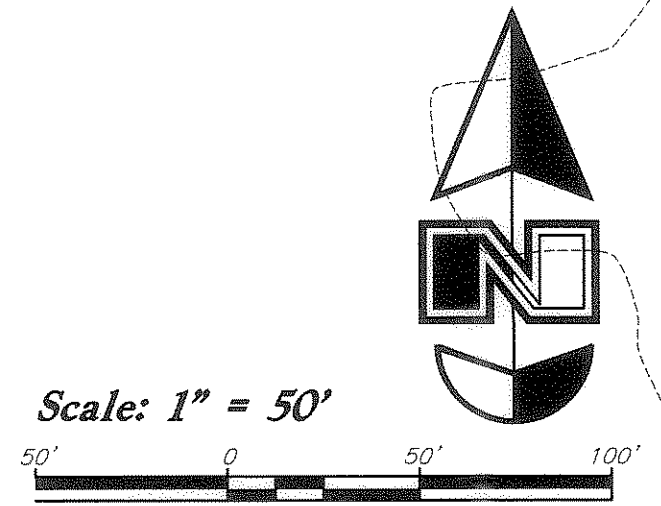
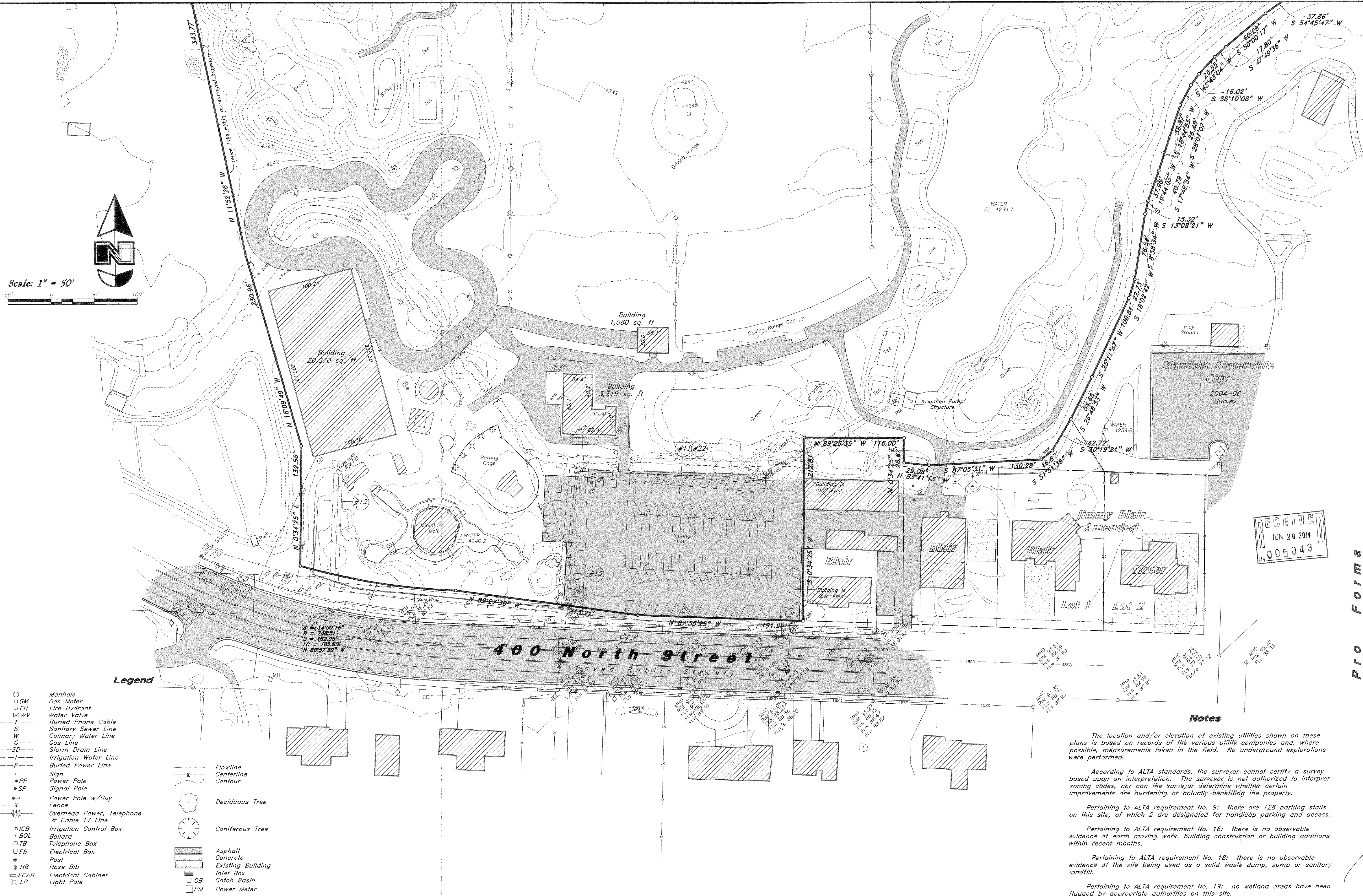
Weber County Brass Cap Monument for Benchmark WC-112  
 Elevation = 4243.724 feet (NGVD 29)  
 Weber County Surveyor Tie Sheet, Published 12/29/2003  
 Observed 6 Sep, 2013

Aerial Mapping Performed by  
 Olympus Aerial Surveys, Inc.  
 Photography Date: 16 September, 2013

**ALTA / ACSM Land Title Survey**

**IHC Health Services, Inc. - Toads, LLC**  
 1690 West 400 North  
 Marriott-Slaterville, Weber County, Utah  
 A Part of the W 1/2 of Section 12, T6N, R2W, SLB&M, U.S. Survey





- Legend**
- Manhole
  - GM Gas Meter
  - FH Fire Hydrant
  - ⊗ WV Water Valve
  - Buried Phone Cable
  - Sanitary Sewer Line
  - Culinary Water Line
  - Gas Line
  - SD Storm Drain Line
  - Irrigation Water Line
  - Buried Power Line
  - Sign
  - PP Power Pole
  - SP Signal Pole
  - Power Pole w/Guy
  - Fence
  - Overhead Power, Telephone & Cable TV Line
  - ICB Irrigation Control Box
  - BOL Ballard
  - TB Telephone Box
  - EB Electrical Box
  - Post
  - HB Hose Bib
  - ECAB Electrical Cabinet
  - LP Light Pole
  - Flowline
  - Centerline
  - Contour
  - Deciduous Tree
  - Coniferous Tree
  - Asphalt
  - Concrete
  - Existing Building
  - Inlet Box
  - CB Catch Basin
  - PM Power Meter

**Notes**

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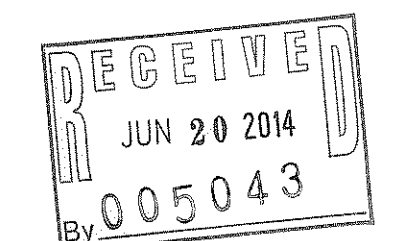
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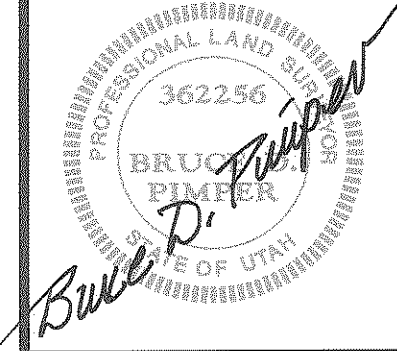


Pro Forma

ALTA / ACSM Land Title Survey

IHC Health Services, Inc. - Toads, LLC

1690 West 400 North  
 Marriott-Slaterville, Weber County, Utah  
 A Part of the W 1/2 of Section 12, T6N, R2W, SLB&M, U.S. Survey



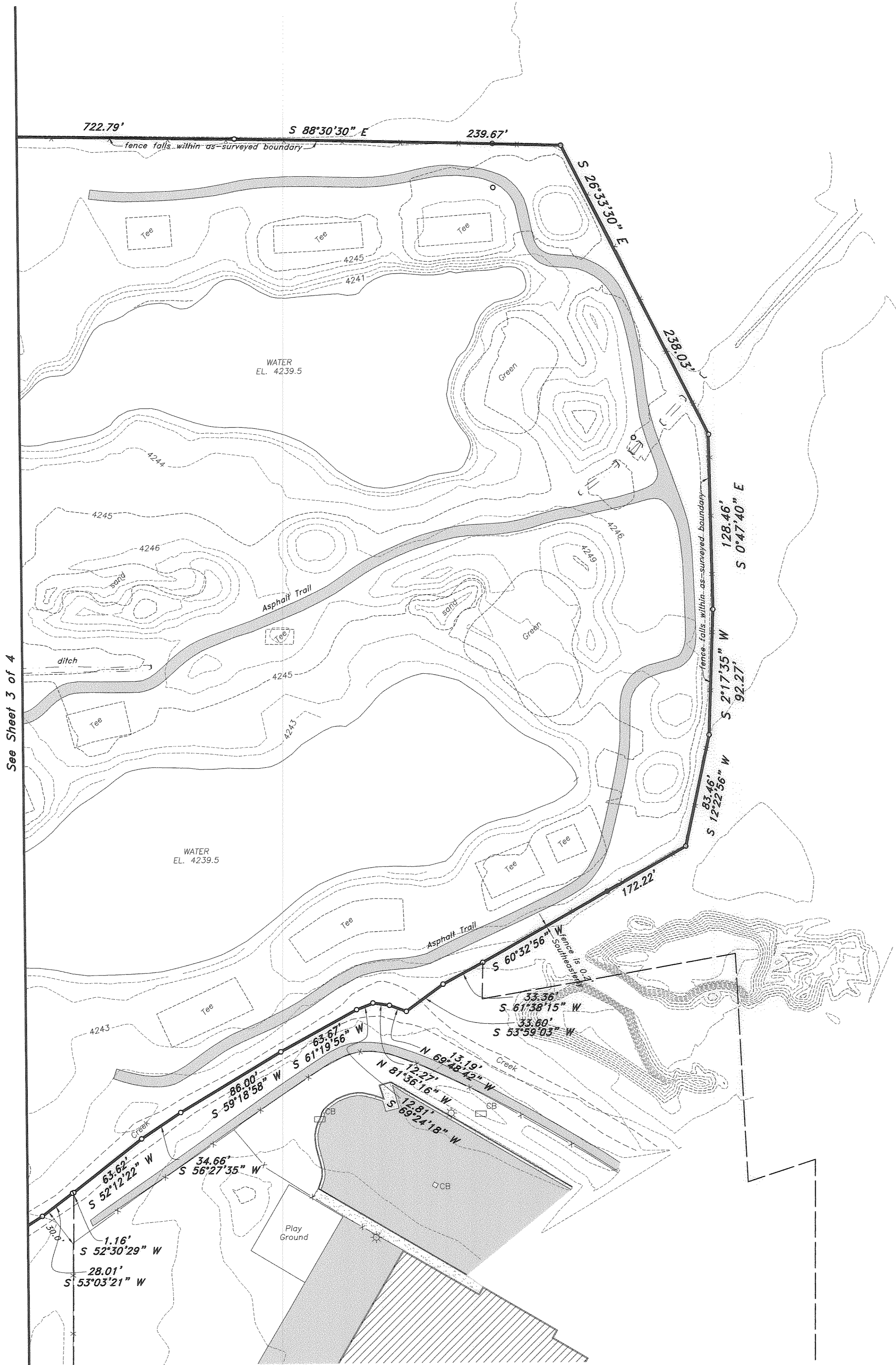
30 Sep, 2013  
 SHEET NO.  
 2

DESIGNED BY:	
DRAFTED BY:	
CLIENT NAME:	IHC
DATE:	22 Jun, 2014
REVISIONS:	
DESCRIPTION:	

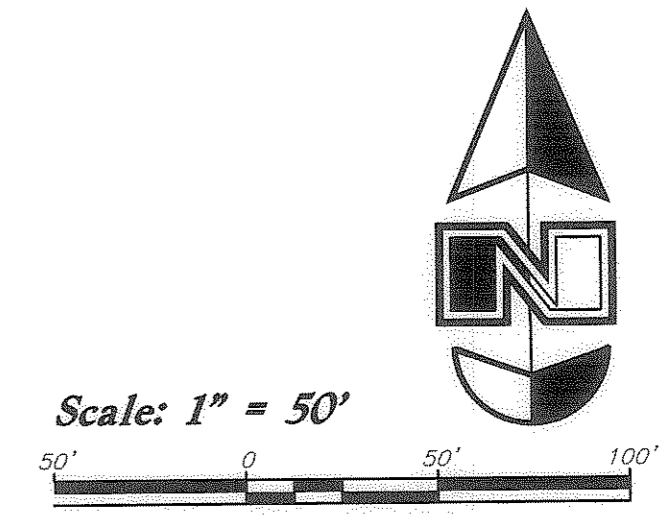
13-87AS-2

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 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801.521.8229 - alkengineering.net





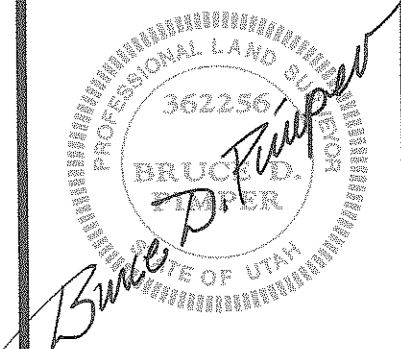
See Sheet 3 of 4



RECEIVED  
 JUN 20 2014  
 By 005043

Pro Forma

ALTA / ACSM Land Title Survey  
**IHC Health Services, Inc. - Toads, LLC**  
 1690 West 400 North  
 Marriott-Slaterville, Weber County, Utah  
 A Part of the W 1/2 of Section 12, T6N, R2W, SLB&M, U.S. Survey



30 Sep, 2013

SHEET NO. **4** of 4

Designed by:	
Drafted by:	
Client Name:	IHC
13-87AS-2	

**ANMA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 Great Basin Engineering South  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801.521.8529 - AWengineering.net

REV	DATE	DESCRIPTION
22	Jan, 2014	Update title