

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to show the condition of the property on the ground with respect to adjacent improvements and matters of record.

The Basis of Bearing is as noted on the drawing portion of this survey from found a Weber County Survey Monument on the Weber-Cache County Line and a rebar and cap found on a corner of the Powder Ridge Condominiums Phase 1 Amended Subdivision recorded in the office of the Weber County Recorder.

To: HRAF Holdings, LLC, a Delaware limited liability company, Deer Crest, LLC, a Wyoming LLC, Highland Title Agency Inc., and Stewart Title Guaranty 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, 4, 8, 11(a) and 13 of Table A thereof. The field work was completed on May 12, 2015.

Date of Plat of Map: 6-2-15
Keith R. Russell
License no. 164386

Parcel Descriptions

Parcel 1 - Tax ID Parcel no. 23-012-0105:
Part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, beginning at a point located East 3002.78 feet and South 3624.00 feet from the Northwest Corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, point of beginning being on the Weber-Cache County line and also located North 47°15'00" West 476.87 feet from a brass cap monument marking an angle point in said County line.
Thence South 42°15'00" West 500.00 feet;
Thence North 75°00'00" West 25.00 feet, (25.00 feet, more or less in the deed) to the boundary of the Eden Cemetery Maintenance District;
Thence North 676.77 feet, (690 feet, more or less in the deed) along said district line to Weber-Cache County line;
Thence South 47°15'00" East 4900.70 feet, (490 feet, more or less in the deed) along said county line to the point of beginning.
Contains 131,083 square feet, 3.009 acres.

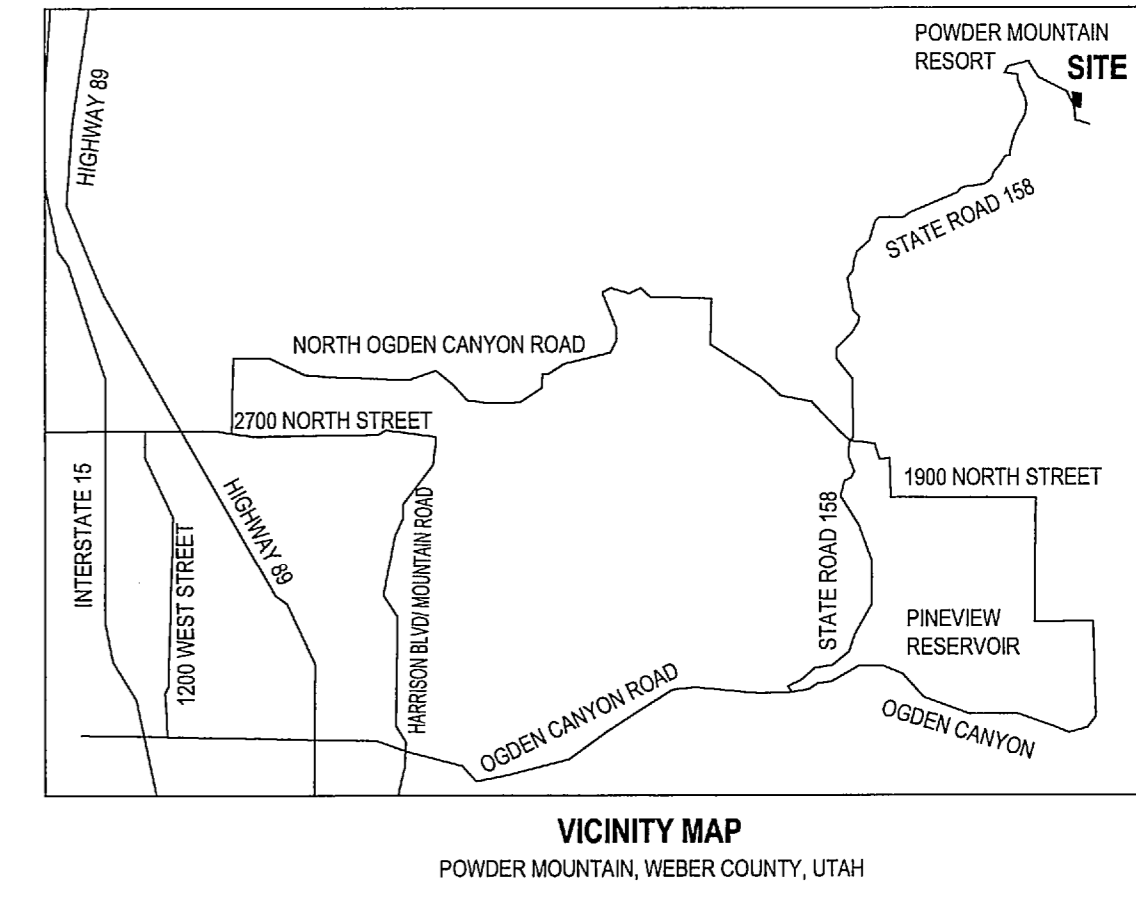
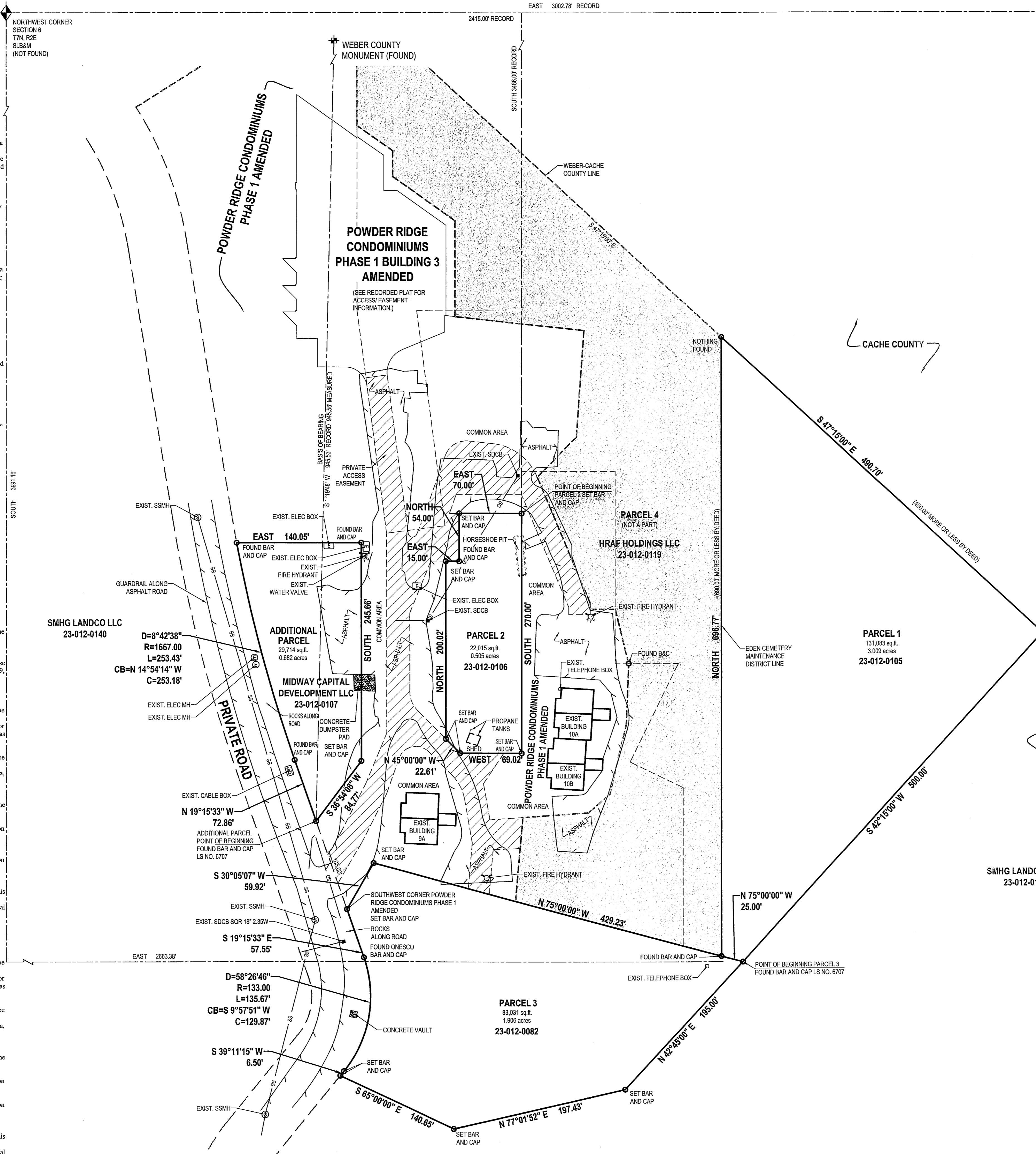
Parcel 2 - Tax ID Parcel no. 23-012-0106:
(Exception Parcel on the Powder Ridge Condominiums Phase 1 Amended plat)
Part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, beginning at a point located East 2415.00 feet and South 3486.00 feet from the Northwest Corner of said Section 6, running:
Thence due South 270.00 feet;
Thence due West 69.02 feet;
Thence North 45°00'00" West 22.61 feet;
Thence due North 200.02 feet;
Thence due East 15.00 feet;
Thence due North 54.00 feet;
Thence due East 70.00 feet, to the point of beginning.
Contains 22,015 square feet, 0.505 acres.

Parcel 3 - Tax Parcel ID no. 23-012-0082:
Part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, beginning at a point located South 3991.16 feet East 2663.38 feet from the Northwest Corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, point of beginning also being located North 47°15'00" West 476.87 feet and South 42°45'00" West 500.00 feet from a brass cap monument marking an angle point in said County line.
Thence North 75°00'00" West 429.23 feet;
Thence South 30°05'07" West 59.92 feet;
Thence South 19°15'33" East 57.55 feet, (57.58 feet in the deed),
Thence right along the arc of a 133.00 foot radius curve a distance of 135.67 feet (chord bears South 9°57'51" West 129.87 feet),
Thence South 39°11'15" West 6.50 feet;
Thence South 65°00'00" East 140.65 feet;
Thence North 77°01'52" East 197.43 feet;
Thence North 42°45'00" East 195.00 feet to the point of beginning.
Contains 83,031 square feet, 1.906 acres.

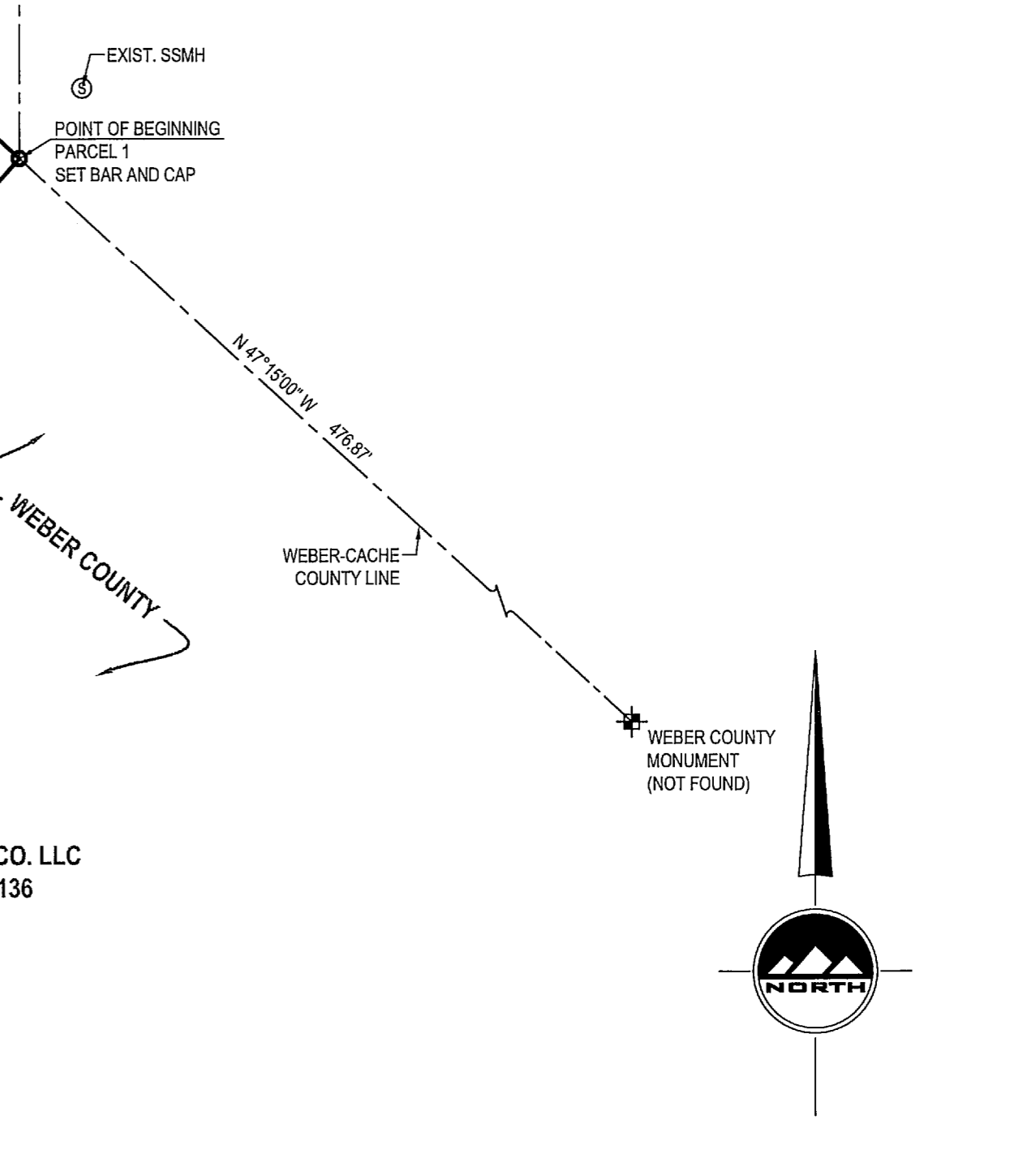
Parcel 4 - Tax ID Parcel no. 23-012-0119:
Not included because it is not a part of this survey.
Note: These Parcels are the properties described in a preliminary title report provided by Highland Title Agency, Inc. under File no. 32896 dated effective April 9, 2015. Parcel 3 is also the parcel described in a preliminary title report provided by Highland Title Agency, Inc. under File no. 32770 dated effective March 19, 2015.

Additional Parcel - Parcel Tax ID no. 23-012-0107:
Part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point located North 19°15'33" West 105.00 feet from the Southwest Corner of Powder Ridge Condominiums Phase 1 Amended, running:
Thence North 19°15'33" West 72.86 feet;
Thence along a 1667.00 foot radius curve to the right 253.43 feet (LC = North 14°54'14" West 253.18 feet)
Thence due East 140.05 feet;
Thence due South 245.66 feet;
Thence South 36°54'08" West 84.77 feet to the point of beginning.
Contains 29,714 square feet, 0.682 acres.
This "Additional Parcel" is not contained in either title report but is an extra parcel that was requested by the client to add to the survey.

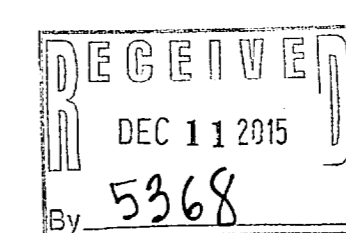
- Notes:
For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Highland title Agency, Inc. under File no. 32896 dated effective April 9, 2015 and File no. 32770 dated effective March 19, 2015.
For title report under File no. 32896:
1) Schedule B-2, items no. 1-7 are general exceptions that cannot be plotted.
2) Schedule B-2, item no. 8 is general property tax information and cannot be plotted.
3) Schedule B-2, item no. 9 refers to government and service districts that service the property and cannot be plotted.
4) Schedule B-2, item no. 10 refers to roads, ditches, canals, or utility lines now existing over, under, or across the land, as disclosed in Book 24, at Page 80, of Plats. This document was not provided and was recorded on November 24, 1982.
5) Schedule B-2, item no. 11 refers to minerals and cannot be plotted on the survey.
6) Schedule B-2, item no. 12 refers to claims, right, title or interest to water or water rights and cannot be plotted on the survey.
7) Schedule B-2, item no. 13 refers to discrepancies, conflicts in the boundary lines, shortages in area, encroachments, etc. and cannot be plotted on the survey.
8) Schedule B-2, items no. 14 and 15 are reservations in deeds and cannot be plotted on the survey.
9) Schedule B-2, item no. 16 refers to an Oil and Gas Lease and cannot be plotted on the survey.
10) Schedule B-2, items no. 17 refers to an Assignment of Overriding Royalty and cannot be plotted on the survey.
11) Schedule B-2, items no. 18 - 21 refer to Covenants and Agreements and cannot be plotted on the survey.
12) Schedule B-2, item no. 22 is a blanket easement for ingress, egress and utilities and cannot be plotted on the survey.
13) Schedule B-2, item no. 23 is a Negative Pledge Agreement and cannot be plotted on the survey.
14) Schedule B-2, item no. 24 refers to an Ordinance and cannot be plotted on the survey.
15) Schedule B-2, item no. 25 is a Weber County Zoning Development Agreement and cannot be plotted on the survey.
16) Schedule B-2, item no. 26 is a Resolution and cannot be plotted on the survey.
17) Schedule B-2, item no. 27 refers to an Ordinance and cannot be plotted on the survey.
18) Schedule B-2, item no. 28 is a Quit Claim Deed for a Right of Way. The property associated with this document is not on the subject property and is not plotted on the survey.
19) Schedule B-2, item no. 29 refers to a Certificate of Creation from the Northern Utah Environmental Resources Agency and cannot be plotted on the survey.
20) Schedule B-2, item no. 30 is a Notice of Interest and cannot be plotted on the survey.
21) Schedule B-2, item no. 31 is a Trust Deed and cannot be plotted on the survey.
For title report under File no. 32770:
22) Schedule B-2, items no. 1-7 are general exceptions that cannot be plotted.
23) Schedule B-2, item no. 8 is general property tax information and cannot be plotted.
24) Schedule B-2, item no. 9 refers to government and service districts that service the property and cannot be plotted.
25) Schedule B-2, item no. 10 refers to roads, ditches, canals, or utility lines now existing over, under, or across the land, as disclosed in Book 24, at Page 80, of Plats. This document was not provided and was recorded on November 24, 1982.
26) Schedule B-2, item no. 11 refers to minerals and cannot be plotted on the survey.
27) Schedule B-2, item no. 12 refers to claims, right, title or interest to water or water rights and cannot be plotted on the survey.
28) Schedule B-2, item no. 13 refers to discrepancies, conflicts in the boundary lines, shortages in area, encroachments, etc. and cannot be plotted on the survey.
29) Schedule B-2, items no. 14 and 15 are reservations in deeds and cannot be plotted on the survey.
30) Schedule B-2, item no. 16 refers to an Oil and Gas Lease and cannot be plotted on the survey.
31) Schedule B-2, items no. 17 refers to an Assignment of Overriding Royalty and cannot be plotted on the survey.
32) Schedule B-2, items no. 18 - 21 refer to Covenants and Agreements and cannot be plotted on the survey.
33) Schedule B-2, item no. 22 is a blanket easement for ingress, egress and utilities and cannot be plotted on the survey.
34) Schedule B-2, item no. 23 refers to an Ordinance and cannot be plotted on the survey.
35) Schedule B-2, item no. 24 is a Weber County Zoning Development Agreement and cannot be plotted on the survey.
36) Schedule B-2, item no. 25 is a Resolution and cannot be plotted on the survey.
37) Schedule B-2, item no. 26 refers to an Ordinance and cannot be plotted on the survey.
38) Schedule B-2, item no. 27 is a Quit Claim Deed for a Right of Way. The property associated with this document is not on the subject property and is not plotted on the survey.
39) Schedule B-2, item no. 28 refers to a Certificate of Creation from the Northern Utah Environmental Resources Agency and cannot be plotted on the survey.
40) Schedule B-2, item no. 29 is a Notice of Interest and cannot be plotted on the survey.
41) Schedule B-2, item no. 30 is a Trust Deed and cannot be plotted on the survey.



LEGEND table with symbols for Section Corner, Monument, Rebar and Cap, Water Meter, etc., and corresponding line styles for Property Line, Deed Line, etc.



PARCEL 1, 2 & 3
LOCATED IN THE SOUTH EAST QUARTER
OF SECTION 6
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ADDITIONAL PARCELS LOCATED IN THE
SOUTHEAST AND SOUTH WEST QUARTERS
OF SECTION 6
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN



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SALT LAKE CITY 1621 Central Ave
TOOELE 435.843.3590
CEDAR CITY 435.865.1453
RICHFIELD 435.896.2983
WWW.ENSIGNENG.COM

DEER CREST PROPERTY
POWDER MOUNTAIN RESORT
APPROXIMATELY 6'150 NORTH POWER RIDGE
EDEN, UTAH

BOUNDARY SURVEY
PROJECT NUMBER 12277
DRAWN BY A.SHELLEY
CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL
DEC 11 2015
1 of 1