

ALTA / ACSM LAND TITLE SURVEY

6000 SOUTH 1075 EAST

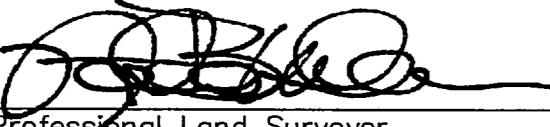
SOUTH OGDEN, UTAH 84405

FILE NO.: SL19959
POLICY NO. Pro Forma

To: Thrivent Federal Credit Union, its successors and/or assigns, as their interests may appear
Recovery Land Holding, LLC, a Utah limited liability 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, 2, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, and 18 of the Table A thereof. The field work was completed on November 16, 2016.

Date of Plat: December 1, 2016


Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

PARCEL 1: BEGINNING AT A POINT NORTH 13.78 FEET AND WEST 1269.24 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING NORTH 01° 09' 49" EAST) ALONG THE SECTION LINE FROM SAID CORNER TO THE NORTHEAST CORNER OF SAID SECTION; THENCE AS FOLLOWS: NORTH 89° 22' 41" WEST 46.95 FEET; THENCE SOUTH 00° 10' 45" EAST 773.83 FEET; THENCE SOUTH 70° 45' 25" WEST 126.59 FEET; THENCE SOUTH 00° 53' 04" WEST 227.46 FEET; THENCE SOUTH 40° 41' 21" WEST 195.73 FEET; THENCE SOUTH 75° 57' 58" WEST 301.02 FEET; THENCE SOUTH 88° 03' 31" WEST 130.72 FEET; THENCE NORTH 64° 59' 51" WEST 45.86 FEET; THENCE NORTH 16° 45' 58" EAST 779.83 FEET; THENCE NORTH 46° 06' 42" EAST 112.78 FEET; THENCE NORTH 00° 13' 35" WEST 427.65 FEET; THENCE NORTH 40° 54' 50" EAST 232.24 FEET ALONG THE SOUTHEAST BOUNDARY OF PLEASANT VALLEY ESTATES SUBDIVISION PHASE 8 AS SURVEYED, TO THE SOUTHWEST CORNER OF PLEASANT VALLEY ESTATES SUBDIVISION PHASE 4; THENCE SOUTH 59° 23' 45" EAST 351.77 FEET ALONG THE SOUTH BOUNDARY OF PLEASANT VALLEY ESTATES SUBDIVISION PHASES 3 AND 4 AS SURVEYED, TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT SOUTH 488.47 FEET AND WEST 1,803.70 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING NORTH 01° 09' 49" EAST ALONG THE SECTION LINE FROM SAID CORNER TO THE NORTHEAST CORNER OF SAID SECTION; THENCE AS FOLLOWS: SOUTH 16° 45' 58" WEST 779.83 FEET; THENCE NORTH 64° 59' 51" WEST 27.44 FEET; THENCE NORTH 42° 27' 17" WEST 104.98 FEET; THENCE NORTH 09° 10' 08" WEST 69.49 FEET; THENCE NORTH 32° 29' 17" WEST 57.72 FEET; THENCE NORTH 79° 42' 09" WEST 74.27 FEET; THENCE NORTH 18° 39' 13" EAST 441.19 FEET; THENCE NORTH 78° 16' 56" EAST 236.14 FEET; THENCE NORTH 46° 06' 42" EAST 88.11 FEET TO THE POINT OF BEGINNING.

PARCEL 3: BEGINNING AT A FENCE CORNER SAID POINT BEING NORTH 13.78 FEET AND WEST 1,269.24 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: NORTH 01° 09' 49" EAST ALONG THE SECTION LINE FROM SAID CORNER TO THE NORTHEAST CORNER OF SAID SECTION; THENCE AS FOLLOWS:

SOUTH 00° 52' 48" WEST 761.95 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 70° 45' 25" WEST 34.77 FEET; THENCE NORTH 00° 10' 45" WEST 773.83 FEET TO A FENCE LINE; THENCE SOUTH 89° 22' 23" EAST 46.95 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED BY AN OVERALL SURVEYED LEGAL DESCRIPTION AS FOLLOWS: A PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND AN EXISTING FENCE LINE BEING LOCATED NORTH 89°22'41" WEST 1271.64 FEET ALONG SAID NORTH LINE (AS CURRENTLY MONUMENTED) AND SOUTH 00°55'59" WEST 3.40 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE ALONG SAID EXISTING FENCE LINE SOUTH 00°55'59" WEST 759.65 FEET; THENCE SOUTH 70°45'25" WEST 158.13 FEET; THENCE SOUTH 00°53'04" WEST 227.46 FEET; THENCE SOUTH 40°41'21" WEST 195.73 FEET; THENCE SOUTH 75°57'58" WEST 301.02 FEET; THENCE SOUTH 88°03'31" WEST 130.72 FEET; THENCE NORTH 64°59'51" WEST 73.30 FEET; THENCE NORTH 42°27'17" WEST 104.98 FEET; THENCE NORTH 09°10'08" WEST 69.49 FEET; THENCE NORTH 32°29'17" WEST 57.72 FEET; THENCE NORTH 79°42'09" WEST 74.27 FEET; THENCE NORTH 18°32'42" EAST 436.79 FEET TO THE BOUNDARY LINE OF THE OAK HILLS AT PLEASANT VALLEY SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID OAK HILLS AT PLEASANT VALLEY AND THE BOUNDARY LINES OF PLEASANT VALLEY ESTATES PHASES 17, 8, AND 4 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 78°16'56" EAST 236.14 FEET; (2) NORTH 46°06'42" EAST 200.90 FEET; (3) NORTH 00°13'35" WEST 427.64 FEET; (4) NORTH 41°19'56" EAST 232.24 FEET; (5) SOUTH 59°30'27" EAST 349.66 FEET TO THE POINT OF BEGINNING.

SCHEDULE B—PART I Exceptions

1. Taxes for the year 2016 were paid in the amount of \$34,718.46, \$2,553.68 & \$390.50. Tax ID No.'s 07-080-0082, 07-080-0087 & 07-080-0089. No amounts due and/or payable as of date of policy.

Survey Findings: Unable to show graphically. This item may or may not affect the property.

2. Any charge upon the land by reason of its inclusion in Central Weber Sewer and South Ogden City, and the Northern Utah Environmental Resource Agency ("NUERA"). No amounts due and/or payable as of date of policy.

Survey Findings: Unable to show graphically. This item may or may not affect the property.

3. An easement over, across or through the land for electric power transmission and telephone circuits and incidental purposes, as granted to Utah Power and Light Company, a corporation by Instrument recorded May 24, 1913 in Book H at Page 411 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.

Survey Findings: Unable to show graphically due to an incomplete legal description. This item may or may not affect the property.

4. An easement over, across or through the land for lines of telephone and telegraph and incidental purposes, as granted to Mountain States Telephone and Telegraph Co. by Instrument recorded January 30, 1950 as Entry No. 160943 in Book 329 at Page 491 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.

Survey Findings: Said easement was created when the property was part of a larger tract. This item does not effect the property.

5. (Affects Parcel 2)
Application for Reallocation of Class D Allotment executed by Weber Basin Water Conservancy District recorded August 21, 1998 as Entry No. 1568325 in Book 1950 at Page 697 of Official Records.

Survey Findings: This item is blanket in nature and covers parcel 2. This item affects Parcel 2.

6. (Affects Parcel 1)
Order on Application for the reallocation of water executed by the Weber Basin Water Conservancy District recorded April 19, 2000 as Entry No. 1701075 in Book 2068 at Page 105 of Official Records.

Survey Findings: This item is blanket in nature and covers parcel 1. This item affects Parcel 1.

7. (Affects a portion of Parcels 1 and 2)
An easement over, across or through the land for a sanitary sewer pipeline and a storm sewer pipeline and incidental purposes, as granted to South Ogden City, a Utah municipal corporation by Instrument recorded December 12, 2002 as Entry No. 1896731 in Book 2296 at Page 740 of Official Records.

Survey Findings: The easement is located in the southern portion of Parcels 1 and 2 as shown. This item affects Parcel 1 and 2.

8. (Affects a portions of Parcels 1 and 3)
An easement over, across or through the land for a right of way of ingress and egress and incidental purposes, as granted to Weber Basin Water Conservancy District and South Ogden City, a Municipal corporation by Instrument recorded December 09, 2005 as Entry No. 2147713 of Official Records.

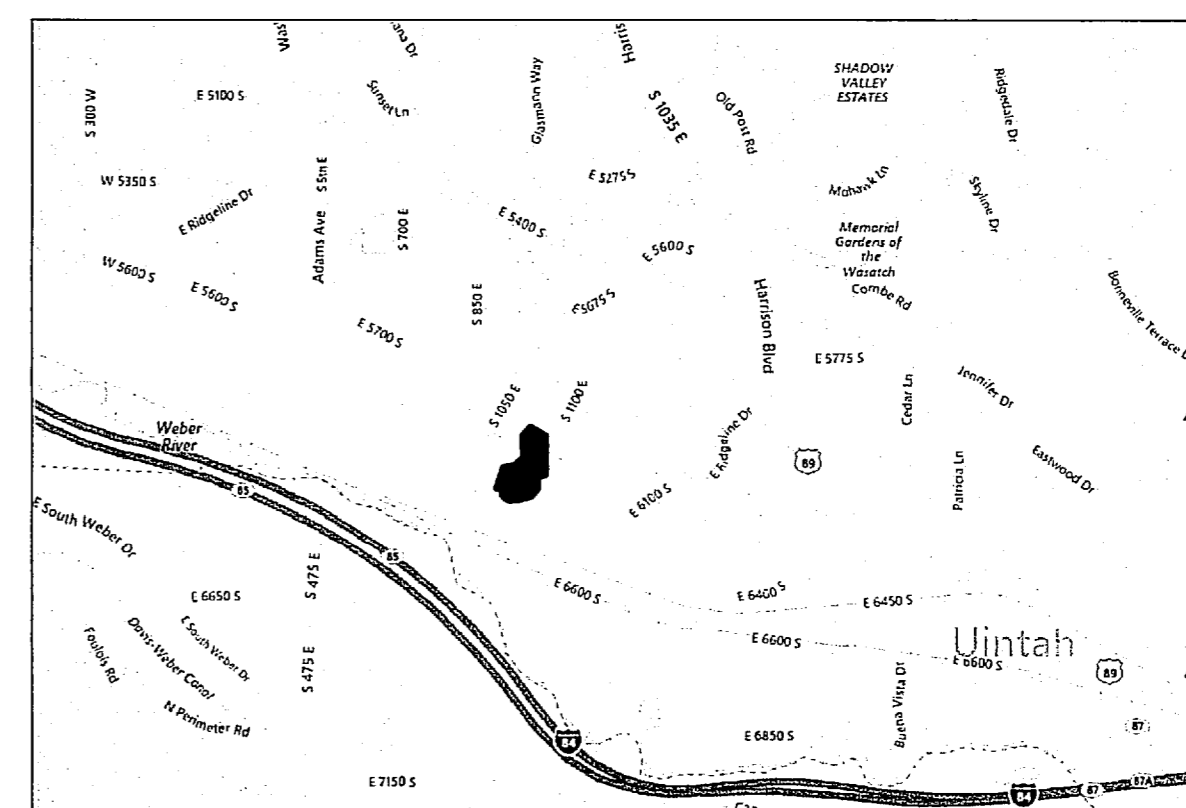
Survey Findings: The easement is located in the northeast portion of Parcels 1 and 3 as shown. This item affects Parcel 1 and 3.

9. (Affects all the subject land)
The matters and details of that certain survey, dated November 24, 2014 performed by Gardner Engineering, Clint H. Whitney, PLS No. 822/228, and entitled "Boundary Survey for Mount Benedict Priory 6000 South 1075 East, South Ogden, Utah".

Survey Findings: All matters and details form said survey are shown herein. This item affects the property.

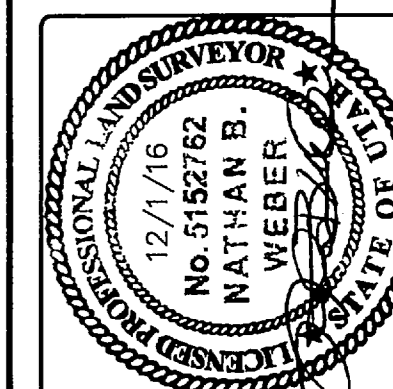
Notes:

- The basis of bearing is South 01°09'49" W between the monuments located at the East Quarter Corner and the Northeast Corner of Section 21, Township 5 North, Range 1 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- Parcel 1 contains 622,634 square feet or 14.29 acres, Parcel 2 contains 148,672 square feet or 3.41 acres, Parcel 3 contains 30,602 square feet or 0.70 acres..
- The Properties have access to 1075 East Street.
- The Purported address of the site 6000 South 1075 East, South Ogden, Utah 84405.
- The Properties lie within Zoning Map.
- There is no observed evidence of current earth moving work, building construction or buildings addition on the Properties.
- The is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The Properties contains 36 parking spaces and 2 handicap parking spaces.
- The underground facilities shown herein were marked in the field by the utility owners in response to Utah Blue Stakes. The Surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground facilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.
- The bearings and distances for the overall boundary description vary due to the metes and bounds within the description. The calls within the description calling to the adjoining subdivisions vary from the record. The adjoining subdivisions have been placed from observed evidence, rivets and street monuments.



VICINITY MAP
NO SCALE

No.	DATE	REVISIONS	BY



DIAMOND
LAND SURVEYING, LLC

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diamond@diamondsurvey.com www.diamondsurvey.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA/ACSM & C.C.M. Surveys

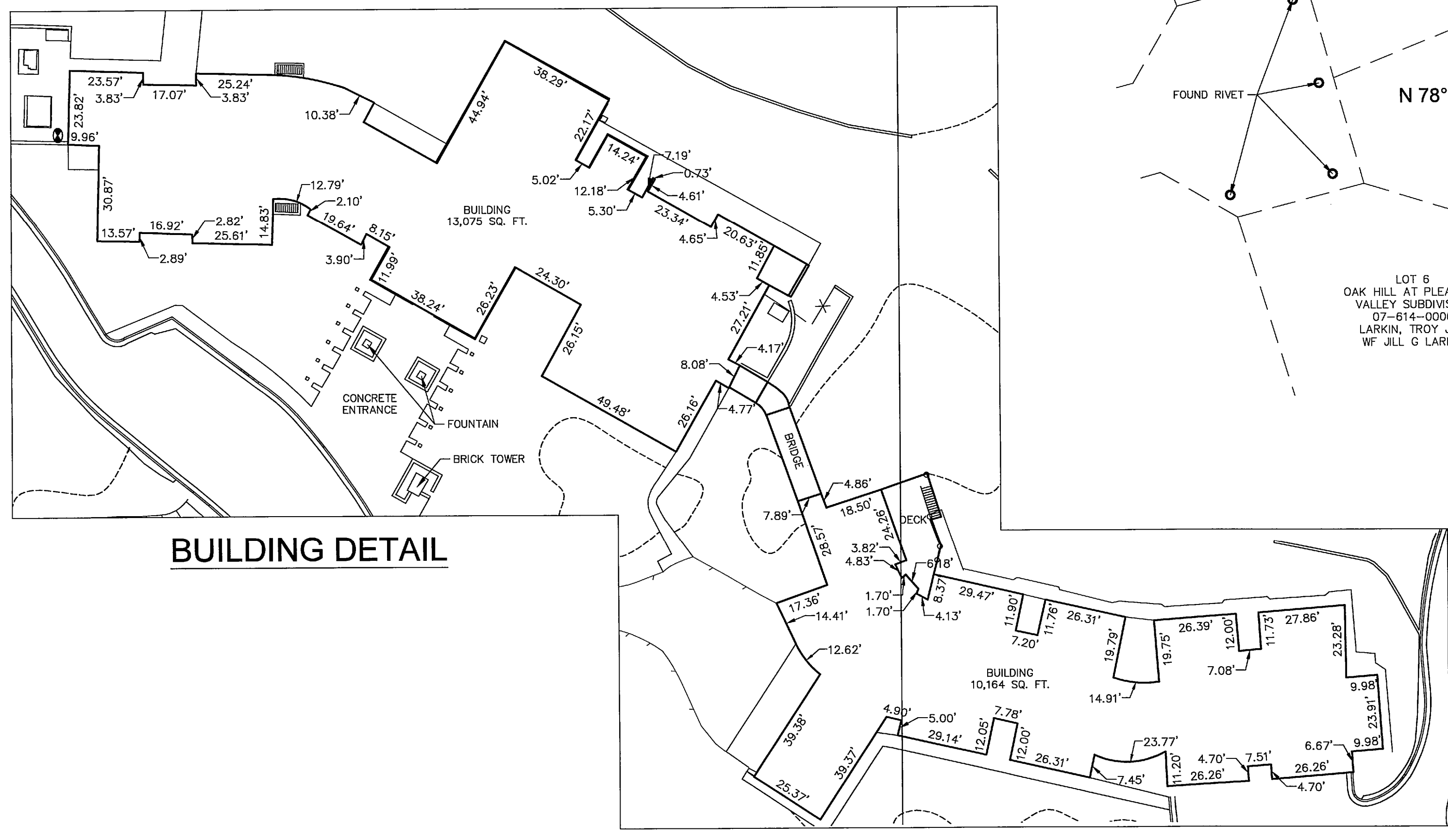
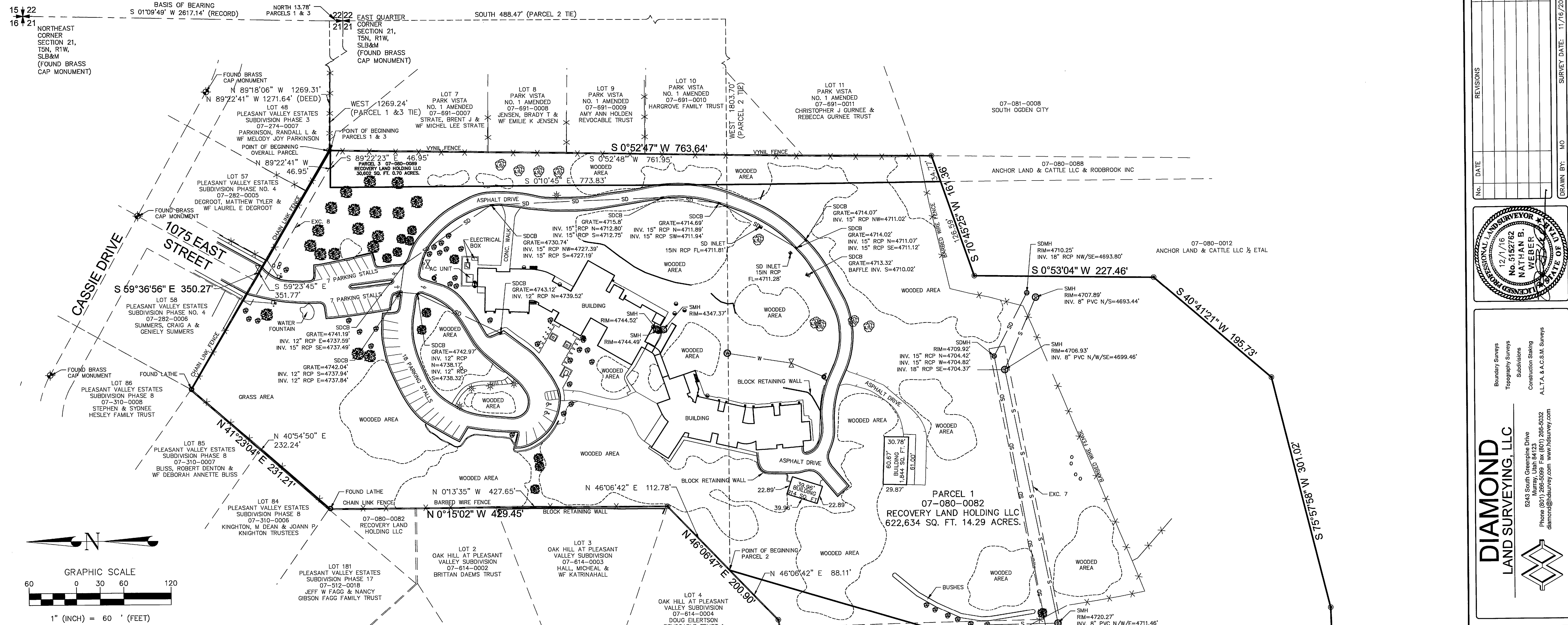
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600 SOUTH 1075 EAST
SOUTH OGDEN, UTAH 84405

KIMLEY-HORN

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BY: 5635 A

DATE PLOTTED	12/1/16
JOB No.	16-206
SHEET	1 OF 3



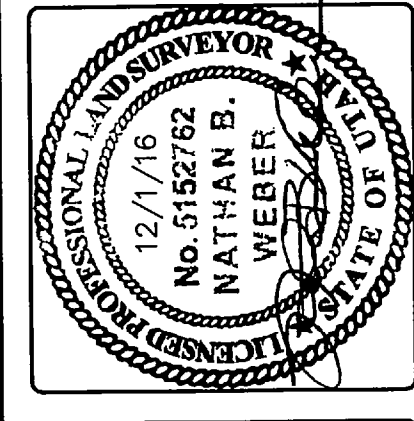
BUILDING DETAIL

LEGEND

	Boundary Line		Fire Hydrant		Light
	Adjainer Line		Water Valve		Sign
	Tie Line		Water Manhole		Handicap Parking
	Fence Line		Storm Drain Catch Basin		Tree
	Edge of Asphalt		Storm Drain		Pine Tree
	Easement/Exception Line		Storm Drain Manhole		Bush
	Sanitary Sewer Line		Sewer Manhole		Property Corner
	Storm Drain Line		Sewer Cleanout		Found Property Corner
	Water Line		Gas Valve		Street Monument
	Tree Dripline		Gas Meter		Section Corner
	Quarter Section Corner		Section Corner		

REVISIONS

NO.	DATE	DESCRIPTION



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 SOUTH OGDEN, UTAH 84405

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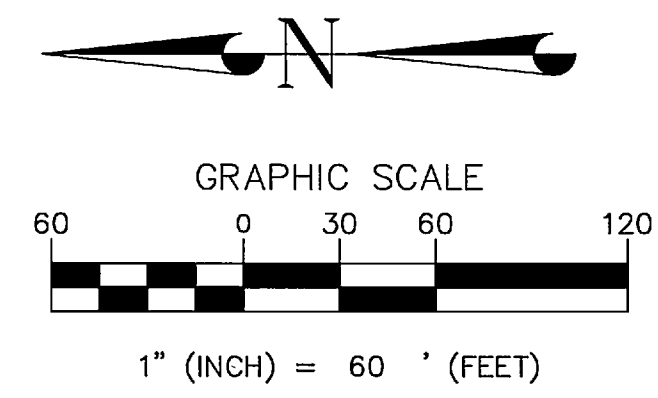
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DATE PLOTTED	12/1/16
JOB No.	16-206
SHEET	2 OF 3

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

15 22 NORTH 13.78' PARCELS 1 & 3
 16 21 BASIS OF BEARING S 01°09'49" W 2617.14' (RECORD)
 EAST QUARTER SECTION 21, T5N, R1W, SLB&M (FOUND BRASS CAP MONUMENT)
 SOUTH 488.47' (PARCEL 2 TIE)

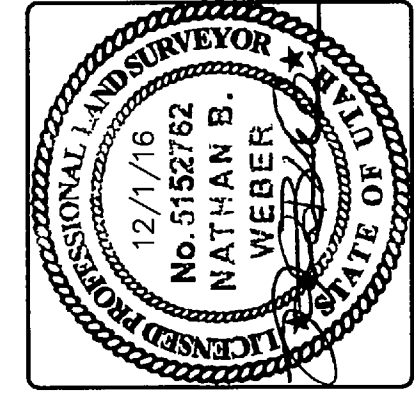


LEGEND			
	Boundary Line		Light
	Adjoiner Line		Sign
	Tie Line		Handicap Parking
	Fence Line		Tree
	Edge of Asphalt		Pine Tree
	Easement/Exception Line		Bush
	Sanitary Sewer Line		Property Corner
	Storm Drain Line		Found Property Corner
	Water Line		Street Monument
	Tree Dripline		Section Corner
	Fire Hydrant		
	Water Valve		
	Water Manhole		
	Storm Drain Catch Basin		
	Storm Drain		
	Storm Drain Manhole		
	Sewer Manhole		
	Sewer Cleanout		
	Gas Valve		
	Gas Meter		
	Quarter Section Corner		

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 BY: 5639 C

LOCATED IN THE EAST HALF OF SECTION 21 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NO.	DATE	REVISIONS	BY



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DATE PLOTTED	12/1/16
JOB No.	16-206
SHEET	3 OF 3