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 BY: 52644

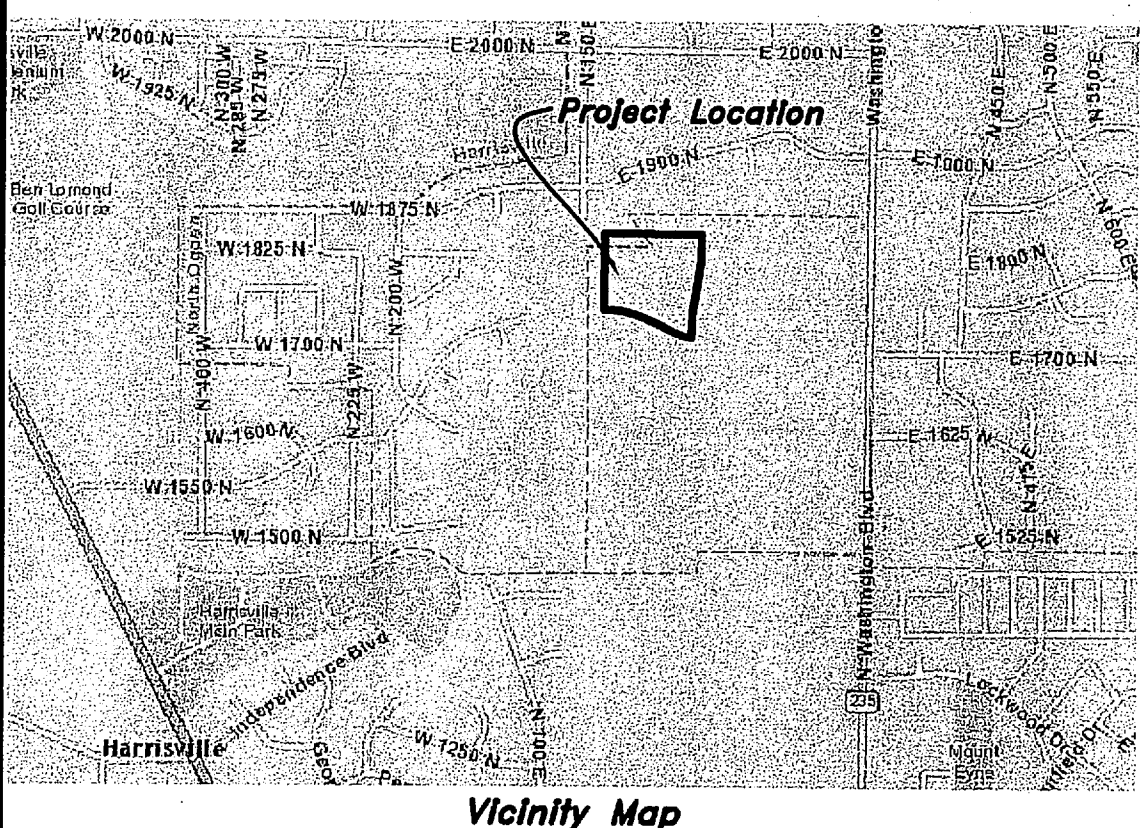
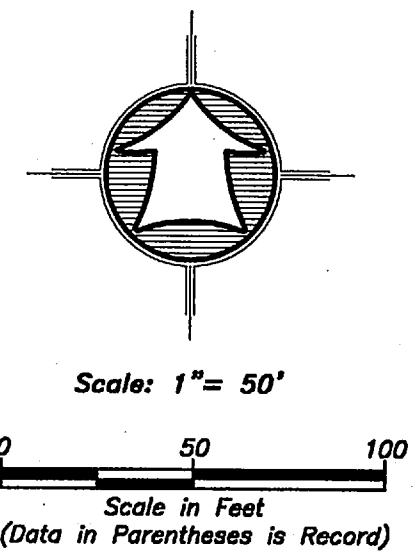
Boundary Description

LOT 1, THE VILLAGE AT PROMINENCE POINT, NORTH OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

- | | |
|--|--|
| (C1)
Δ = 10°29'14"
R = 420.00'
L = 76.88'
LC = 76.77'
S 5°14'37" W | (C2)
Δ = 9°33'04"
R = 480.00'
L = 80.02'
LC = 79.82'
S 5°42'42" W |
| (C3)
Δ = 20°00'16"
R = 317.00'
L = 110.68'
LC = 110.12'
N 73°37'53" W | (C4)
Δ = 25°26'05"
R = 733.00'
L = 325.39'
LC = 322.73'
N 76°20'48" W |
| (C5)
Δ = 80°00'00"
R = 70.00'
L = 73.30'
LC = 70.00'
N 30°00'00" E | |

Schedule B - Section 2 Exceptions

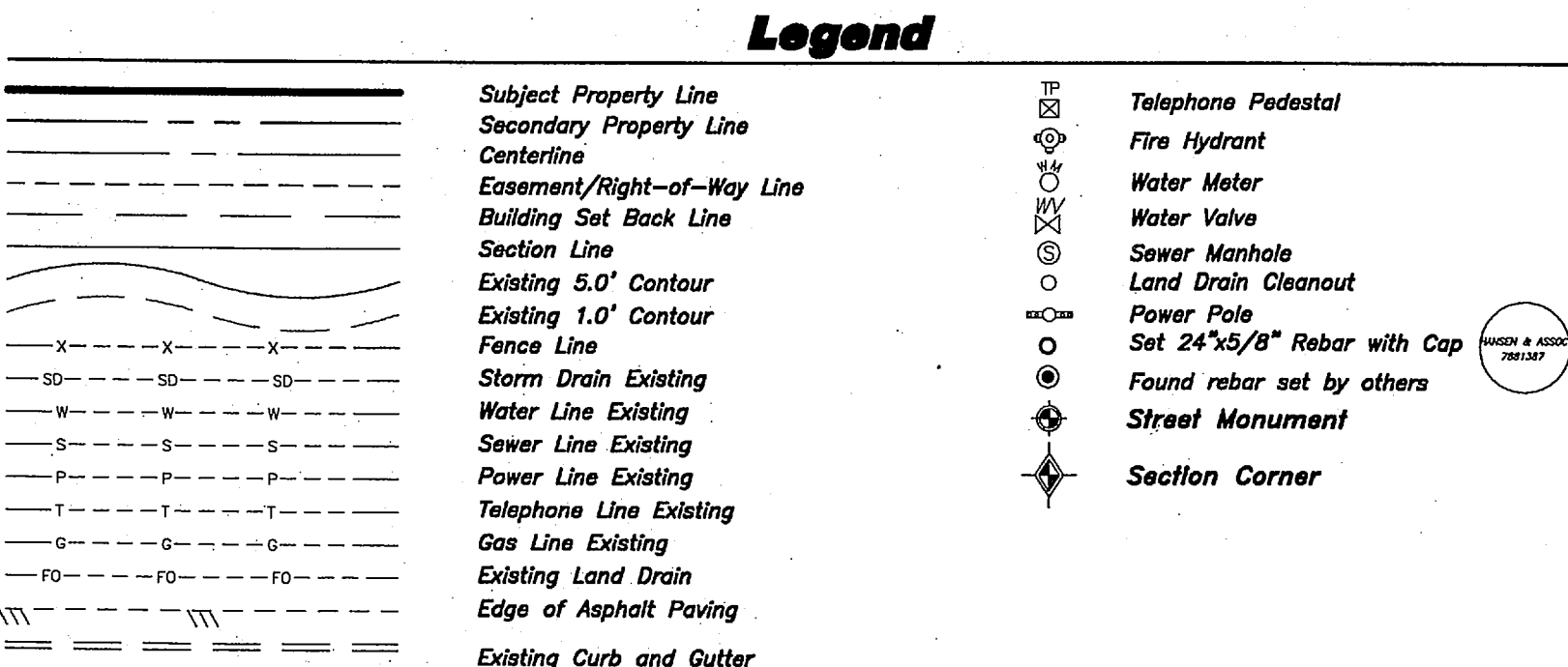
- Set-Backs, Easements, Notes, Conditions and Restrictions as set forth and delineated on The Village at Prominence Point map, recorded January 22, 2015 as Entry No. 2718843 in Book 76 of Plats at Page 78 of Official Records. (Shown)
- Developer's Agreement with North Ogden Corporation and the terms, conditions and limitations contained therein, dated January 15, 2015 between Heritage Company, LLC and North Ogden City Corporation, a municipal corporation of the State of Utah, recorded January 22, 2015 as Entry No. 2718845 of Official Records.
- Agreement No. 412-2014 (The Village at Prominence Point Development Agreement) and the terms, conditions and limitations contained therein, dated May 27, 2014 between SBE2, LLC, an Alaskan limited liability company and North Ogden City, a Utah Municipal Corporation, recorded February 10, 2015 as Entry No. 2721279 of Official Records.
- An unrecorded Ground Lease and the terms, conditions and limitations contained therein executed by R & H Properties North Ogden, LLC, a California limited liability company, as Lessor, and North Ogden City, a Utah Municipal Corporation, as Lessee, as disclosed by Memorandum of Ground Lease recorded April 29, 2015 as Entry No. 2733108 of Official Records. First Amendment to Memorandum of Ground Lease dated September 08, 2015, recorded September 08, 2015 as Entry No. 2734858 of Official Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
- Resolution 25-2015 Amending Resolution 22-2015 Adopting the Development Agreement for The Village at Prominence Point Project recorded February 08, 2016 as Entry No. 2772255 of Official Records.
- Agreement #A29-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber Area Dispatch 911 & Emergency Services District recorded June 02, 2016 as Entry No. 2796408 of Official Records.
- Agreement #A33-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber County School District recorded June 02, 2016 as Entry No. 2796410 of Official Records.
- Agreement #A31-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber County Mosquito Abatement District recorded June 02, 2016 as Entry No. 2796426 of Official Records.
- Agreement #A25-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Ben Lomond Cemetery Maintenance District recorded June 02, 2016 as Entry No. 2796427 of Official Records.
- Agreement #A32-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber County recorded June 02, 2016 as Entry No. 2796429 of Official Records.
- Agreement #A26-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Central Weber Sewer Improvement District recorded June 02, 2016 as Entry No. 2796430 of Official Records.
- Agreement #A34-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and North Ogden City recorded June 02, 2016 as Entry No. 2796430 of Official Records.
- Agreement #A27A-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and North Ogden City recorded June 02, 2016 as Entry No. 2796431 of Official Records.
- Agreement #A34-2015 Interlocal Agreement Amending Agreement #A29-2015 Between The Redevelopment Agency of North Ogden City and North View Fire District recorded June 02, 2016 as Entry No. 2796432 of Official Records.
- Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber Basin Water Conservancy District recorded June 21, 2016 as Entry No. 2796405 of Official Records.



- Notes:**
- The address of the subject property is 204 East 1700 North Street, North Ogden, Utah.
 - The subject property falls in Zone "X" based on FEMA FIRM Map No. 49057C0211E with an effective date of December 16, 2005.
 - Construction has started on the Canyon View Senior Living facility. Earth moving, underground utilities and surface improvements are currently being constructed and are not a part of this ALTA Survey.

Narrative

The purpose of this ALTA/ACSM survey was to establish and set the property corners of the parcel as shown and described herein. The survey was ordered by Ed Zlabart of Z-Vantage Inc. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 5, T6N, R1W, SLB&M along with the The Village at Prominence Point Subdivision Filed as Entry No. 2718843 in the Weber County Recorder's office and with the monumentation in the surrounding subdivisions to the north and to the west. The basis of bearing is the North line of said Section which bears North 89°47'35" West, the basis of bearing shown on The Village at Prominence Point and surround subdivisions.

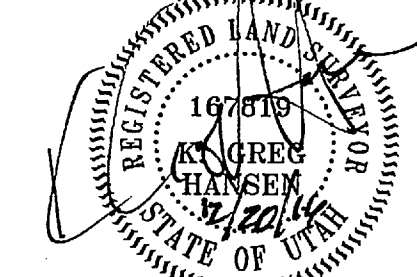


SURVEYOR'S CERTIFICATE

To: Red Capital Partners, LLC, an Ohio limited liability company, its successors and assigns, North Ogden 1, LLC, an Oregon limited liability company, its successors and assigns, First American Title Company of Oregon National Commercial Services and R&H Properties North Ogden, LLC, a California limited liability company;

This is to certify this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys. Jointly established and adopted by the ALTA and NSPS. and includes Items 1, 2, 3, 4, 11, 13, and 16 to Table A thereof. This ALTA/ACSM survey was created using ALTA Title Commitment Report prepared by First American Title Insurance Company of Oregon National Commercial Services, Order No. NCS-746534-081, with an effective date of June 28, 2016 at 7:30 AM. This survey is being prepared to a date of June 10, 2014 when the subject property was still in an raw ground state, prior to the current construction of Canyon View Senior Living Center. The majority of the field work was completed on June 11, 2014.

Signed this 10th day of August, 2016.



Drawn By: kah Date: 08/04/16
 Designed By:
 Checked By:
 Approved By:
 Scale: 1" = 50'
 Drawing File: 16-3-177v15
 JOB NUMBER: 16-3-177

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit Us at www.hansen.net
 Ogden, Utah
 (435) 725-3461 (ext) 388-4605 (435) 732-8272

R & H Properties North Ogden, LLC
 204 East 1700 North Street
 North Ogden, Weber County, Utah
 A Part of the Northeast Quarter of Section 5,
 Township 6 North, Range 1 West, S.L.B.&M.

Revision
 By
 Date
 No.

Sheet
1
 of
1
 Sheets