

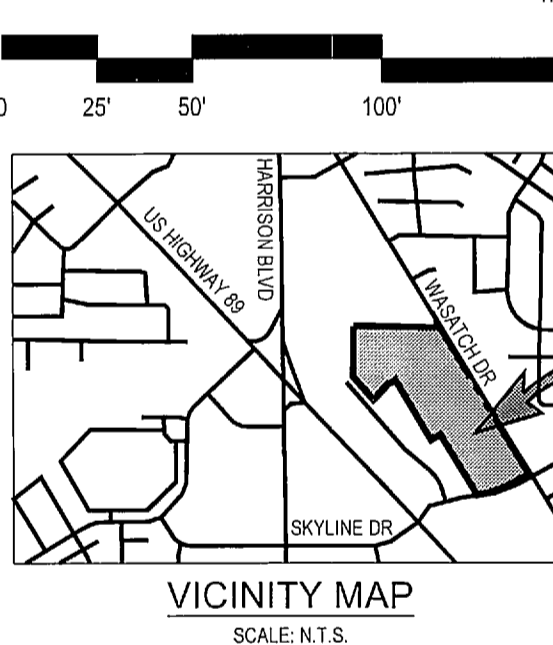
SOUTH OGDEN APARTMENTS

COMPASS DEVELOPMENT GROUP

6000 SOUTH WASATCH DRIVE, SOUTH OGDEN, UTAH

LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

- ### LEGEND
- ADJOINING PROPERTY LINE
 - LOT LINE
 - - - PROPERTY LINE
 - MONUMENT LINE
 - - - EASEMENT LINE
 - X-X EXISTING FENCE
 - P-P POWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - EDGE OF ASPHALT
 - S-S SANITARY SEWER LINE
 - SD-SD STORM DRAIN LINE
 - GAS LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR



SURVEYOR'S CERTIFICATE

TO NICOL INVESTMENTS COMPANY, AN OREGON GENERAL PARTNERSHIP, FLAT CREEK DEVELOPMENT LLC, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), FIRST AMERICAN TITLE INSURANCE COMPANY, AND INTEGRATED TITLE INSURANCE SERVICES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMS LANS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2.3, 4.5, 6(A), 6(B), 7(A), 8, 9(A), 10(A), 10(B), 11, 12, 13, 14, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2016.

DATE OF FIELD WORK: 10/13/2016

[Signature]
DENNIS K WITHERS
No. 613519
LICENSED SURVEYOR
STATE OF UTAH

DESCRIPTION PER TITLE REPORT

PARCEL 1: A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF LOT 10, FASHION POINTE SUBDIVISION PHASE 6, SOUTH OGDEN, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 10 AND RUNNING THENCE NORTH 51°06'22" EAST 181.62 FEET ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE EASTERLY MOST CORNER OF SAID LOT 10; THENCE SOUTH 88°53'38" WEST 62.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 10; THENCE NORTH 31°06'22" WEST 170.48 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 11, FASHION POINTE SUBDIVISION PH6, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

PARCEL 3: LOT 15, FASHION POINTE SUBDIVISION PH6, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICE OF THE WEBER COUNTY RECORDER. LESS AND EXCEPTING THEREFROM THE PARCEL OF LAND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 28, 2013, AS ENTRY NO. 2660862, OF OFFICIAL RECORD, BEING DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, FASHION POINTE PHASE NO. 7, WEBER COUNTY, UTAH; SAID POINT BEING LOCATED SOUTH 09°25'11" EAST 132.38 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION AND SOUTH 90°00'00" EAST 512.02 FEET AND NORTH 47°46'29" EAST 289.98 FEET AND SOUTH 42°13'35" EAST 117.13 FEET AND NORTH 47°46'29" EAST 168.72 FEET AND NORTH 43°29'59" EAST 83.14 FEET FROM THE WESTWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE NORTH 43°29'59" EAST 21.24 FEET; THENCE NORTH 59°11'57" EAST 48.44 FEET; THENCE SOUTH 31°06'22" EAST 163.27 FEET; THENCE SOUTH 58°53'38" WEST 13.77 FEET; THENCE NORTH 50°21'38" WEST 167.27 FEET TO THE POINT OF BEGINNING, BEING PART OF LOT 15, FASHION POINTE PHASE NO. 7, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

DESCRIPTION PER TITLE REPORT (cont.)

PARCEL 4: LOT 14, FASHION POINTE PHASE NO. 7, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTIMS LANS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°09'31" EAST ALONG THE EAST-WEST CENTER SECTION LINE, BETWEEN THE CENTER OF SECTION AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY.

THE BENCHMARK FOR THIS SURVEY IS NGS BENCHMARK K 134, WITH AN ELEVATION OF 4586.85 FEET (NAVD88). THE APPROXIMATE PUGRISH COORDINATES OF WHICH ARE 41° 08' 29" (N) 111° 54' 59" (E) SET IN THE EAST END OF THE UNDERPASS, IN THE TOP OF THE SOUTH END OF THE EAST CONCRETE ABUTMENT, 11 FEET SOUTH OF THE NEAR LANE, AND ABOUT 3 FEET BELOW THE TRUCK.

THE NORTHWEST CORNER OF SECTION, USED AS THE BASIS OF BEARING BY THE FASHION PLACE PLATS WAS NOT IN PLACE AT THE TIME OF THIS SURVEY AND WAS ESTABLISHED AT A RECORD LOCATION PER THE WEBER COUNTY BEARING SHEET AND THE PLATS OF SAID FASHION POINTE DEVELOPMENT.

SEVERAL ORIGINAL REBAR AND CAPS SET BY GREAT BASIN NORTH WERE FOUND AT VARIOUS CORNERS WITHIN THE SUBDIVISIONS, WHICH DO NOT MATHEMATICALLY MATCH THE SECTION CORNER LOCATIONS. THE SUBDIVISION PLATS WERE PLOTTED, FIXED TOGETHER, AND ADJUSTED TO MATCH THE FOUND LOT MARKERS FOR INTERIOR LOT LINES AND SHORTLINES, OR EXTENDED TO THE RIGHT OF WAY LINES OF WASATCH DRIVE AND SKYLINE DRIVE.

SKYLINE DRIVE WAS ESTABLISHED PER DECREE, AS DEDICATED BY THE FASHION POINTE PHASE 1 SUBDIVISION, RECORDED IN BOOK 46, AT PAGE 22, OF OFFICIAL RECORDS. NOTE: THE CENTERLINE BEARING FROM THE EAST END OF SKYLINE DRIVE, PROJECTED EASTERLY, PASSES THROUGH THE EAST QUARTER CORNER AS SHOWN ON RECORD OF SURVEY FILED AS 1698, AS WELL AS THE AMENDED PLAT OF LUCERO SUBDIVISION, BK 34, PG. 98.

CENTERLINE OF WASATCH DRIVE WAS ESTABLISHED BETWEEN THE CALCULATED LOCATION BETWEEN TWO (2) NAILS AND WASHERS AS SHOWN IN AN ALTAMCAS LAND TITLE SURVEY PREPARED BY MOUNTAIN ENGINEERING AND FILED AS R.O.S. 545, THEN OFFSET 33.0 FEET BOTH SIDES TO ESTABLISH THE RIGHT OF WAY LINES. THIS SOLUTION ALSO AGREES WITH THE AMENDED PLAT OF LUCERO SUBDIVISION, AS WELL AS OTHER RECORDS OF SURVEY ALONG WASATCH DRIVE.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 68609 PREPARED BY INTEGRATED TITLE INSURANCE SERVICES, LLC, EFFECTIVE DATE: AUGUST 12, 2016, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

- 1. AN EASEMENT IN FAVOR OF TELLURIDE POWER CO. BY THAT CERTAIN INSTRUMENT RECORDED SEPTEMBER 12, 1992, IN BOOK 42 AT PAGE 214, OF OFFICIAL RECORDS. NOTE: EXACT LOCATION NOT DISCLOSED. (NOTHING SHOWN)
- 2. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT CO., BY INSTRUMENT RECORDED OCTOBER 17, 1949, IN BOOK 2 AT PAGE 203, OF OFFICIAL RECORDS. NOTE: EXACT LOCATION NOT DISCLOSED. (NOTHING SHOWN)
- 3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLE LINES, RECORDED IN BOOK 2 AT PAGE 304, OF OFFICIAL RECORDS, AS SHOWN ON THE RECORDED PLAT OF SAID FASHION POINTE SUBDIVISION PH4. NOTE: EXACT LOCATION NOT DISCLOSED. (NOTHING SHOWN)
- 4. EASEMENTS, INCLUDING THOSE FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, ARE RESERVED AS SHOWN ON THE RECORDED PLAT OF SAID FASHION POINTE SUBDIVISION PH6 AND FASHION POINTE PHASE NO. 7, SUBDIVISIONS. NOTES AND RESTRICTIONS AS RECITED ON THE RECORDED PLATS. (AFFECTS THE SUBJECT PARCELS, AS SHOWN HEREON)
- 5. SUBJECT TO A TWENTY-FOUR (24) FOOT ROADWAY EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID FASHION POINTE SUBDIVISION PH4, AFFECTING THE SOUTHWESTERLY OF PARCEL 2. (AS SHOWN HEREON)
- 6. ORDINANCE NO. 09-01, VACATING A PORTION OF A CITY UTILITY EASEMENT LOCATED AT APPROXIMATELY 9626 FASHION POINTE DRIVE, PRESERVING THE BALANCE OF THE EASEMENT OVER THAT PROPERTY. RECORDED APRIL 29, 2009, AS ENTRY NO. 246166, OF OFFICIAL RECORDS. (APPEARS TO VACATE AN ACCESS EASEMENT WHICH PASSES THROUGH LOT 15, FASHION POINTE PH7)
- 7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604 (C) RECORDED MAY 22, 2006 ENTRY NO 218349; AMENDMENT TO SAID COVENANTS RECORDED JUNE 1, 2008 ENTRY NO. 218370 AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO, SAID ENABLING DECLARATION AND/OR COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE FOR AMONG OTHER THINGS, THE FORMATION OF A OWNERS ASSOCIATION WHICH HAS THE POWER TO ASSESS CHARGES FOR MAINTENANCE (AFFECTS THIS AND OTHER PARCELS, NO EASEMENTS TO PLOT)
- 8. RIGHT OF WAY AND EASEMENT GRANT BETWEEN FASHION POINTE PLAZA, LLC, AS GRANTOR AND SOUTH OGDEN CITY, AS GRANTEE, FOR A PERPETUAL RIGHT OF WAY EASEMENT TO LAY, MAINTAIN, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE CULINARY WATER LINES, SECONDARY WATER LINES, TELEPHONE LINES, TELEPHONE AND CABLE LINES, POWER LINES AND OTHER SIMILAR TYPE UTILITIES, RECORDED APRIL 18, 2007, AS ENTRY NO. 225191, OF OFFICIAL RECORDS. NOTE: AFFECTS PARCEL 1 ALONG THE SOUTHWEST (AFFECTS PARCEL 2, AS SHOWN HEREON)

TABLE "A" ITEMS

1. PROPERTY CORNER WERE SET ACCORDING TO GENERAL NOTE 2.
 2. THE APPROXIMATE ADDRESS OF THE PARCEL IS NOTED IN THE TITLE BLOCK.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCELS WITH FLOOD ZONE 'X' PER MAP NO. 45057C443F, EFFECTIVE ON JUNE 02, 2015.
 4. THE GROSS LAND AREA IS: 452,066 SQ. FT. OR 10.378 ACRES.
 5. CONTOURS ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD88 ELEVATIONS.
 - 6(a). ZONING REPORT NOT PROVIDED BY INSURER.
 - 6(b). ZONING REPORT NOT PROVIDED BY INSURER.
 - 7(a). NO BUILDINGS ON SUBJECT PARCEL.
 - 7(b). NO BUILDINGS ON SUBJECT PARCEL.
 - 7(c). NO BUILDINGS ON SUBJECT PARCEL.
 8. SUBSTANTIAL FEATURES SHOWN HEREON.
 9. NO PARKING LOTS CONSTRUCTED ON SUBJECT PARCEL.
 - 10(a). NO BUILDINGS.
 - 10(b). NO BUILDINGS.
 11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
 12. THIS SURVEY CONFORMS TO HUD SPECIFICATIONS.
 13. NAMES OF ADJOINING OWNERS SHOWN ON THE FACE OF THIS MAP.
 14. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION OR ADDITIONS.
 15. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE MUP, SUMP, OR SANITARY LAND FILL. NO EVIDENCE OF WETLAND DELINEATION, AND NO WETLAND MARKERS WERE OBSERVED DURING PROCESS OF THIS SURVEY.
 16. IMPROVEMENTS WITHIN EASEMENTS PROVIDED, SHOWN HEREON.
- GENERAL NOTES**
1. M&E ENGINEERING OR M&E ENGINEERING - SURVEYS L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
 2. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED 'MCNEIL ENG.'; OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREOF.
 3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
 4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN RECORD EASEMENTS, ADJOINING AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS AND OTHER SOURCES OF RECORD INFORMATION.
 5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
SOUTH OGDEN CITY	TIM ZAMPEDRI	801-422-2993	SHOWN
COMCAST	TIFFANY VERTNER	801-461-3030	SHOWN
SYRINGA NETWORKS	TOM JUDD	800-454-7214	NA
UNTAH HIGHLAND	DAN LAWRENCE	801-475-0945	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE COMSTOCK	arlene.comstock@quest.com	SHOWN
WEBER BASIN WATER	MIKE ALVIERSON	801-771-1877	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joe.simmons@pacifiCorp.com	SHOWN
WEBER COUNTY	BLAINE FRANSDEN	801-399-2854	SHOWN
UDOT REGION 1	WES EGLESTON	801-528-2540	WAITING

REVISIONS			
REV	DATE	DESCRIPTION	RELEASE TO CLIENT
1	10/20/16	RELEASE TO CLIENT	
2	11/15/16	ADD AREAS TO PARCELS	

PROJECT NO:	16574
CAD FILE:	16574 ALTA
DRAWN BY:	KSL
CALC BY:	DKW
FIELD CREW:	JDS
CHECKED BY:	DKW
DATE:	10/20/16

ALTA/NSPS LAND TITLE SURVEY

1 OF 1