

Legend

--- (Solid)	Subject Property Line	⊕	Telephone Pedestal
--- (Dashed)	Secondary Property Line	⊕	Fire Hydrant
---	Easement/Right-of-Way Line	⊕	Water Meter
---	Section Line	⊕	Water Valve
---	Fence Line	⊕	Sewer Manhole
---	Storm Drain Existing	⊕	Storm Drain Manhole
---	Water Line Existing	⊕	Land Drain Manhole
---	Sewer Line Existing	⊕	Storm Drain Catch Basin
---	Power Line Existing	⊕	Storm Drain Box
---	Telephone Line Existing	⊕	Power Pole
---	Gas Line Existing	⊕	Landscaping Light
---	Fiber Optic Line Existing	⊕	Light Pole
---	Land Drain	⊕	Sign
---	Edge of Asphalt Paving	⊕	Set 24"x3/8" Rebar with Cap
---	Existing Onsite Curb and Gutter	⊕	Found rebar set by others
---	Existing Landscape Area	⊕	Street Monument
---		⊕	Section Corner

Boundary Description

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

Tract 2

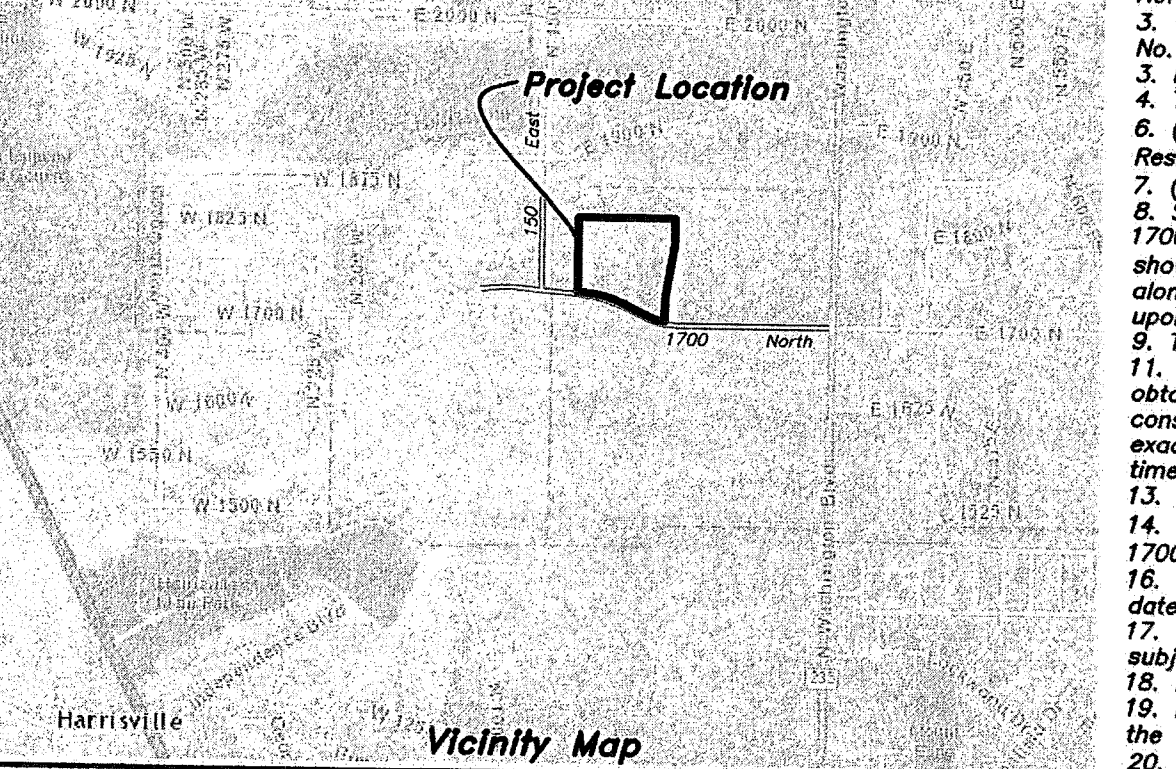
A TRAIL EASEMENT DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED 340.83 FEET EAST FROM THE NORTHWEST CORNER OF LOT 1, THE VILLAGE AT PROMINENCE POINT, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
 RUNNING THENCE NORTH 79°57'44" EAST 7.64 FEET; THENCE NORTH 89°02'23" EAST 118.96 FEET; THENCE SOUTH 86°48'13" EAST 19.57 FEET; THENCE SOUTH 81°02'57" EAST 14.36 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 1; THENCE WEST 160.19 FEET TO THE POINT OF BEGINNING, CONTAINING 352 SQUARE FEET OR 0.008 ACRES.

Schedule B - Section 2 Exceptions

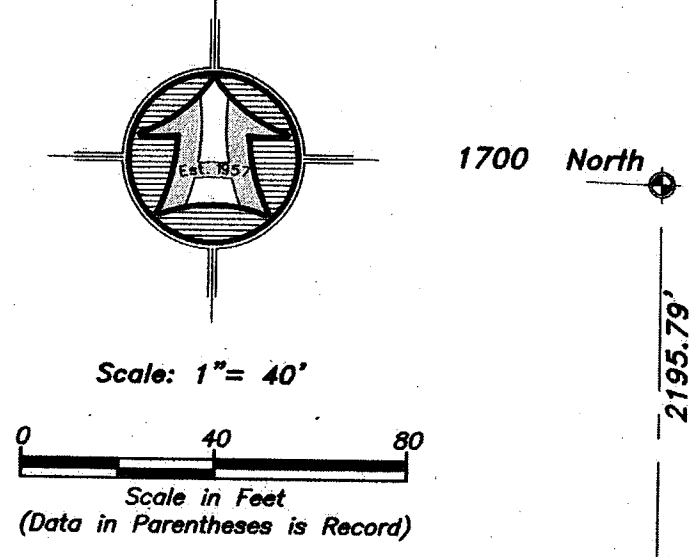
- The land is included within the boundaries of North Ogden City, Central Weber Sewer, Weber Basin Water and North View Fire District, and is subject to changes and assessments made thereby.
- Set-Backs, Easements, Notes, Conditions and Restrictions as set forth and delineated on The Village at Prominence Point map, recorded January 22, 2015 as Entry No. 2718843 in Book 76 of Plats at Page 78 of Official Records. (Shown)
- Sub Divider's Escrow Agreement and the terms, conditions and limitations contained therein, dated Jan. 15, 2015 between North Ogden City, UT, and Meritage Co., LLC and Mountain West Debt Fund of Salt Lake City, UT, dated Jan. 22, 2015 as Entry No. 2718844 of Official Records. (Nothing Plotted)
- Developer's Agreement with North Ogden City Corporation and the terms, conditions and limitations contained therein, dated January 15, 2015 between Meritage 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. (Nothing Plotted)
- Agreement No. A12-2014 (The Village at Prominence Point Development Agreement) and the terms, conditions and limitations contained therein, dated May 27, 2014 between SBE2, LLC an Alaska limited liability company and North Ogden City, a Utah Municipal Corporation, recorded February 10, 2015 as Entry No. 2721279 of Official Records. (Nothing Plotted)
- 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 1, LLC, an Oregon limited liability company, as Lessee, as disclosed by Memorandum of Ground Lease recorded April 29, 2015 as Entry No. 2733106 of Official Records. First Amendment to Memorandum of Ground Lease dated September 08, 2015, recorded September 08, 2015 as Entry No. 2754386 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. (Nothing Plotted)
- This item has been deleted.
- 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. (Nothing Plotted)
- 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. (Nothing Plotted)
- 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. (Nothing Plotted)
- 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. (Nothing Plotted)
- Agreement #A32-2015 Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber County recorded June 02, 2016 as Entry No. 2796430 of Official Records. (Nothing Plotted)
- 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. 2796429 of Official Records. (Nothing Plotted)
- Agreement #A34-2015 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. (Nothing Plotted)
- Agreement #A28-2015 Interlocal Agreement Amending Agreement #A28-2015 Between The Redevelopment Agency of North Ogden City and North View Fire District recorded June 02, 2016 as Entry No. 2796432 of Official Records. (Nothing Plotted)
- Interlocal Agreement Between The Redevelopment Agency of North Ogden City and Weber Basin Water Conservancy District recorded June 21, 2016 as Entry No. 2796428 of Official Records. (Nothing Plotted)
- Ordinance #2015-20 Adopting the North Ogden Downtown Community Development Project Area Plan recorded June 21, 2016 as Entry No. 2799406 of Official Records. (Nothing Plotted)
- An unrecorded Lease executed by North Ogden 1, LLC, an Oregon limited liability company, as Lessor, and Canyon View Operations, LLC, an Oregon limited liability company, as Lessee, as disclosed by Subordination, Attention Agreement and Tenant Estoppel recorded March 06, 2018 as Entry No. 2908270 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. The terms and conditions of that certain Subordination, Attention Agreement and Tenant Estoppel recorded March 06, 2018 as Entry No. 2908270 of Official Records. The terms and conditions of that certain Subordination and Attention Agreement recorded March 06, 2018 as Entry No. 2908253 of Official Records. (Nothing Plotted)
- Any claim that the title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. 499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. 181, et seq.) or under similar state laws. (Nothing Plotted)
- The State Construction Registry discloses the following Preliminary Notice(s). (Nothing Plotted)
- This item has been deleted.
- A Notice of Lien dated July 25, 2019 filed by Sunrise Exterior Coatings in the Amount of \$26,286.03 recorded July 29, 2019 as Entry No. 2993627 of Official Records.

Narrative

The purpose of this ALTA/ACSM survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Brian Bollich of MedCore Partners LLC. 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, North Ogden City, Weber County, Utah, Filed as Entry No. 2718843 in the Weber County Recorder's office and along with the monumentation in the surrounding subdivisions to the north and to the west. During this survey there were no observable encroachments with adjoining properties. The base of bearing is the North line of said Section which bears North 89°47'35" East, as shown on The Village at Prominence Point and surrounding subdivisions.



- ### Table "A" Items
- Monuments set and found are shown on the subject property.
 - The address of the subject property is 204 East 1700 North Street, North Ogden, Utah. 1700 North Street is a Public Dedicated Street.
 - The subject property falls in Zone "X" based on FEMA FIRM Map No. 420570211E with an effective date of December 16, 2005.
 - No recent earth moving was noted on the property.
 - The Gross Land Area is 352,104 S.F. or 8.083 Acres.
 - (a) & (b) The zoning for this property per the Certificate of Occupancy is R-4 which is a Multi-Family Residential zoning. Front setback requirement is 30'. Rear yard setback is 30' and side yard is 20'.
 - (a), (b) & (c) Exterior dimensions, building footprint and measured height of building is shown hereon.
 - Substantial features observed are shown hereon. The subject property has 2 physical access drives onto 1700 North Street. The north side of the paved walking trail encroaches onto the property to the north as shown hereon and defined by dimension. The trail also meanders outside the 10' and 20' Trail Easement along the west and across the north property line as shown hereon. No other encroachments were noted upon the subject property by the adjoining property owners.
 - There are 57 regular parking stalls with 5 handicap parking stalls.
 - The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by utility companies, North Ogden City along with the construction plans for the Assisted Living Center prepared by Hansen and Assoc., Inc. Locations may not be exact. No excavation was done to determine those exact locations and no Blue Staking was done at the time of this ALTA Survey.
 - Names of current adjoining owners are shown hereon.
 - The distance to the nearest street, 1700 North is 34.0' and nearest intersection is 150 East Street and 1700 North Street which is 160' as shown hereon.
 - No evidence of recent earth movement, building construction or building addition were observed at the date of the survey as shown hereon.
 - There are no proposed changes for the alignment of 1700 North Street. Improvements located on the subject property were recently completed.
 - No field delineation of wetlands was done.
 - No offsite plottable easements were provided in the Title Report and none were found at the date of the survey as shown hereon.
 - Professional Liability Insurance coverage is \$1,000,000. No minimum amount required was provided.



SURVEYOR'S CERTIFICATE

To: North Ogden Senior Living, LLC, UMB Bank, N.A. North Ogden 1, LLC, an Oregon limited liability company, Republic Title of Texas, Inc., its successors and assigns, and First American Title Insurance 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, 6 (a) & (b), 7 (a) & (b), 8, 9, 11, 13, 14, 16 (no reports provided to this surveyor), 17, 18, 19 and 20 to Table A thereof. This ALTA/ACSM survey was created using ALTA Title Commitment Report prepared by First American Title Insurance Company, Commitment No. 1002-256250E-RTT Revision No. 4, with an effective date of July 16, 2019 at 8:00 AM. This survey was started on June 20, 2018 and continued through July 19, 2019.

Signed this 28th day of August, 2019.

K. Greg Hansen PLS
 Utah Land Surveyor License No. 167819

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 Celebrating 60 Years of Business

No.	Date	By	Revision
1	08/14/19	high	updated plat per T.C. Report Revision No. 4
2	07/30/19	high	updated plat with trail easement on north
3	07/30/19	high	updated plat removed future pad gas, tele & elec
4	07/17/19	high	updated plat per Buyer Title Objection Ltr

Drawn By: spn Date: 08/28/19
 Designed By: RS
 Checked By: RS
 Approved By: RS
 Scale: 1" = 40'
 Drawing File: 19-3-12b19 072619
 JOB NUMBER: 19-3-12b

ALTA/NSPS SURVEY FOR
North Ogden 1, 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.

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