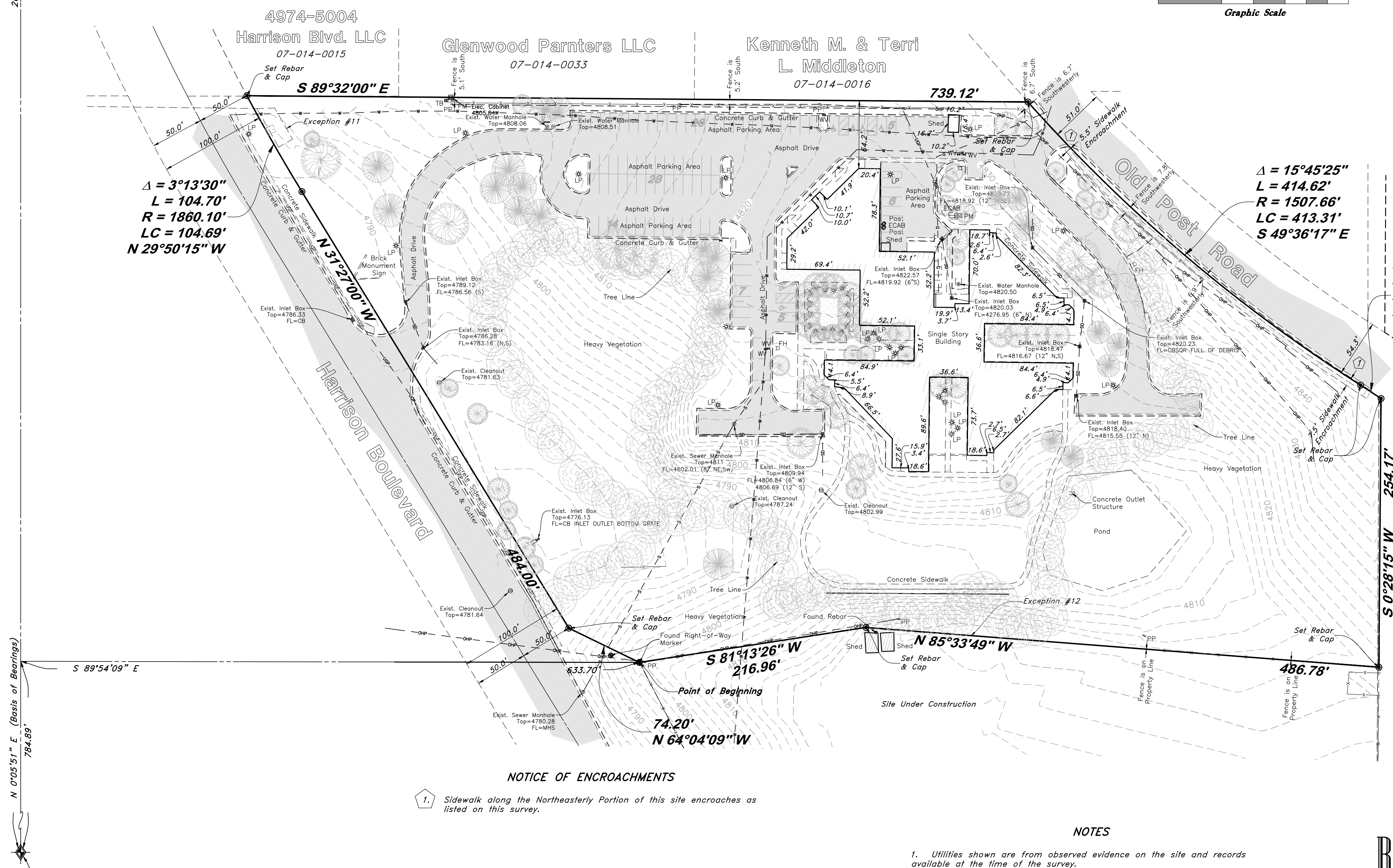


Northwest Corner of Section 15,  
T5N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)

2644.05' Meas.

N 0°05'51" E (Basis of Bearings)  
784.89'

Southwest Corner of Northwest Corner of  
Section 15, T5N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)



$\Delta = 3^{\circ}13'30''$   
 $L = 104.70'$   
 $R = 1860.10'$   
 $LC = 104.69'$   
 $N 29^{\circ}50'15'' W$

$\Delta = 15^{\circ}45'25''$   
 $L = 414.62'$   
 $R = 1507.66'$   
 $LC = 413.31'$   
 $S 49^{\circ}36'17'' E$

$\Delta = 1^{\circ}32'53''$   
 $L = 23.09'$   
 $R = 854.67'$   
 $LC = 23.09'$   
 $S 56^{\circ}42'34'' E$

**NOTICE OF ENCROACHMENTS**

- Sidewalk along the Northeastly Portion of this site encroaches as listed on this survey.

**LEGEND**  
(Not all Listed Items appear in Survey)

Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Rinforced Concrete Pipe
Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
Power line	LP	Service Pole	SMH	Sewer Manhole
Sanitary Sewer line	LP	Light Pole	WV	Water Valve
Culinary Water line	PP	Power Pole	CB	Catch Basin
Gas line	TP	Telephone Pole	DV	Drain Valve
Storm Drain line	PH	Fire Hydrant	TC	Top of Curb
Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
Fence	CO	Cleanout	BLDG	Building Corner
Power Pole	FC	Fence	NG	Natural Ground
Drain Manhole	DMH	Drain Manhole	FLW	Flowline
Water Meter	x99.00	Spot Elevation	CONTOUR	Contour
Gas Meter	Asphalt	Asphalt	Concrete	Concrete
Telephone Box	Building	Building	Deciduous Tree	Deciduous Tree
Sewer Manhole	Water Manhole	Water Manhole	Coniferous Tree	Coniferous Tree
Water Manhole	Cleanout Box	Cleanout Box		

**NOTES**

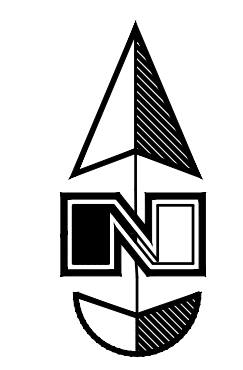
- Utilities shown are from observed evidence on the site and records available at the time of the survey.
- The sidewalk along the Northeastly portion of this site encroaches the Property as listed on the Survey. No other encroachments were found.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There appeared to be no changes in street right of way, or evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
- There are 91 striped parking stalls on this site, of which, 6 are designated for ADA parking and access.

**ZONING INFORMATION**

As per Optional Item 6 of Table A, No zoning information was provided at the time of the survey.

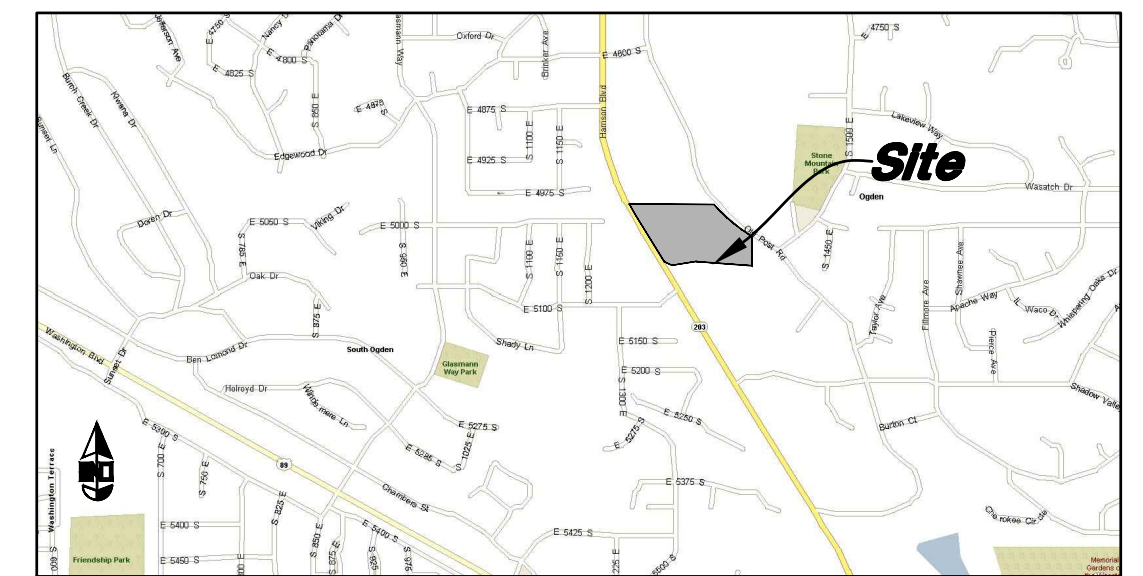
**FLOOD PLAIN**

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Cache County, Utah Map Number 49057C0437 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)



Scale: 1" = 60'

Graphic Scale



VICINITY MAP  
Not to Scale

**NARRATIVE**

This survey was requested by Mr. Brock Loomis of JF Capital for Title Purposes.  
A line between monuments found in the Southwest Corner of the Northwest Corner and the West Quarter Corner of Section 15 with a bearing of North 0°05'51" East was used as the Basis of Bearings for this Survey.  
The South Line was established by a Boundary Line Agreement. The East and West Lines were retraced along the Right of Ways. The North Line was retraced and found to match Adjoining Deeds.  
Property Corners were set as depicted on this Survey.

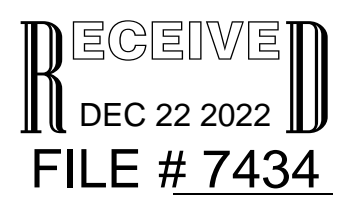
**EXCEPTIONS TO COVERAGE**

This survey was completed using Commitment for Title Insurance from Stewart Title Guaranty Company under Commitment No. 157199 dated August 4, 2017 @ 8:00 A.M.  
**EXCEPTION NO. 1-10; 14-18 (NOT A SURVEY MATTER)**  
**EXCEPTION NO. 11 (PLOTTED, AFFECTS THE NORTHWESTERLY PORTION OF THIS SITE):** Revocable Easement Agreement by and between Ogden City Corporation, a Utah Municipal Corporation and IHC Hospitals Inc. Recorded October 20, 1994 as Entry No. 1317511, in Book 1735, at Page 239 of Official Records.  
**EXCEPTION NO. 12 (PLOTTED, AFFECTS THE SOUTHERLY PORTION OF THIS SITE):** Boundary Line Adjustment Agreement by and between Inc Health Services, Inc., a Utah Nonprofit Corporation and Kathy W. Stuart, Trustee of the Eda Waters Family Trust dated December 21, 2004 Recorded June 2, 2016 as Entry No. 2796331 of Official Records.  
**EXCEPTION NO. 13 (NOT PLOTTED, BLANKETS ENTIRE SITE AS WELL AS OTHER GROUND):** Certificate of Creation of the Northern Utah Environmental Resource Agency Recorded January 20, 2015 as Entry No. 2718461 of Official Records.

**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 15, Township 5 North Range 1 West, Salt Lake Base and Meridian:  
Commencing at the Southwest corner of said Northwest corner of Section 15; thence 784.89 feet North 0°05'51" East along the Section line; and 633.70 feet South 89°54'09" East to the POINT OF BEGINNING being an existing right of way monument; and running thence three (3) courses along the East right of way line of Harrison Boulevard (SR-203) according to Highway right of way plans S-162(3) sheets 4 & 5, as follows: (1) North 64°04'09" West 74.20 feet; (2) North 31°27'00" West 484.00 feet to a point of curvature; and (3) Northwestly along the arc of a 1,860.10 foot radius curve to the right a distance of 104.70 feet (Delta Angle equals 03°13'30" and Long Chord bears North 29°50'15" West 104.69 feet) to the intersection of said East right of way line and the North line of the Southwest Quarter of said Northwest Quarter; thence South 89°32'00" East 735.12 feet to the Southerly right of way line of Old Post Road, to a point of a non-tangent curve, of which the radius point lies North 48°16'26" East; thence two (2) courses along said Southerly right of way line as follows: (1) Southeastly along the arc of a 1,507.66 foot radius curve to the left a distance of 414.62 feet (Delta Angle equals 15°45'25" and Long Chord bears South 49°36'17" East 413.32 feet); and (2) Southeastly along the arc of a 854.67 foot radius curve to the right a distance of 23.09 feet (Long Chord Bears South 56°42'34" East 23.09 feet) to an old existing fence line; thence South 00°28'15" West 254.17 feet along said old existing fence line; thence North 85°33'49" West 486.78 feet along an old existing fence line and said old fence line extended; thence South 81°13'26" West 216.96 feet to the Point of Beginning.

Contains 9.6907 acres, more or less.



**CERTIFICATION**

Jack Fisher Land Company, LLC, IHC Hospitals, Inc., a Utah Corporation 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a)(6)(c), 8, 9, 11, 13, 16 and 17 of Table A theroot.  
The field work was completed on 10-10-2017.

Date  
Oct. 11, 2017  
Andy Hubbard  
Utah PLS No. 6242920

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
WWW.GREATBASINENGINEERING.COM

**ALTA/NSPS Land Title Survey**  
**JF Capital - Harrison**  
5030 Harrison Boulevard  
Ogden City, Weber County, Utah  
A part of Section 15, T5N, R1W, SLB&M, U.S. Survey