

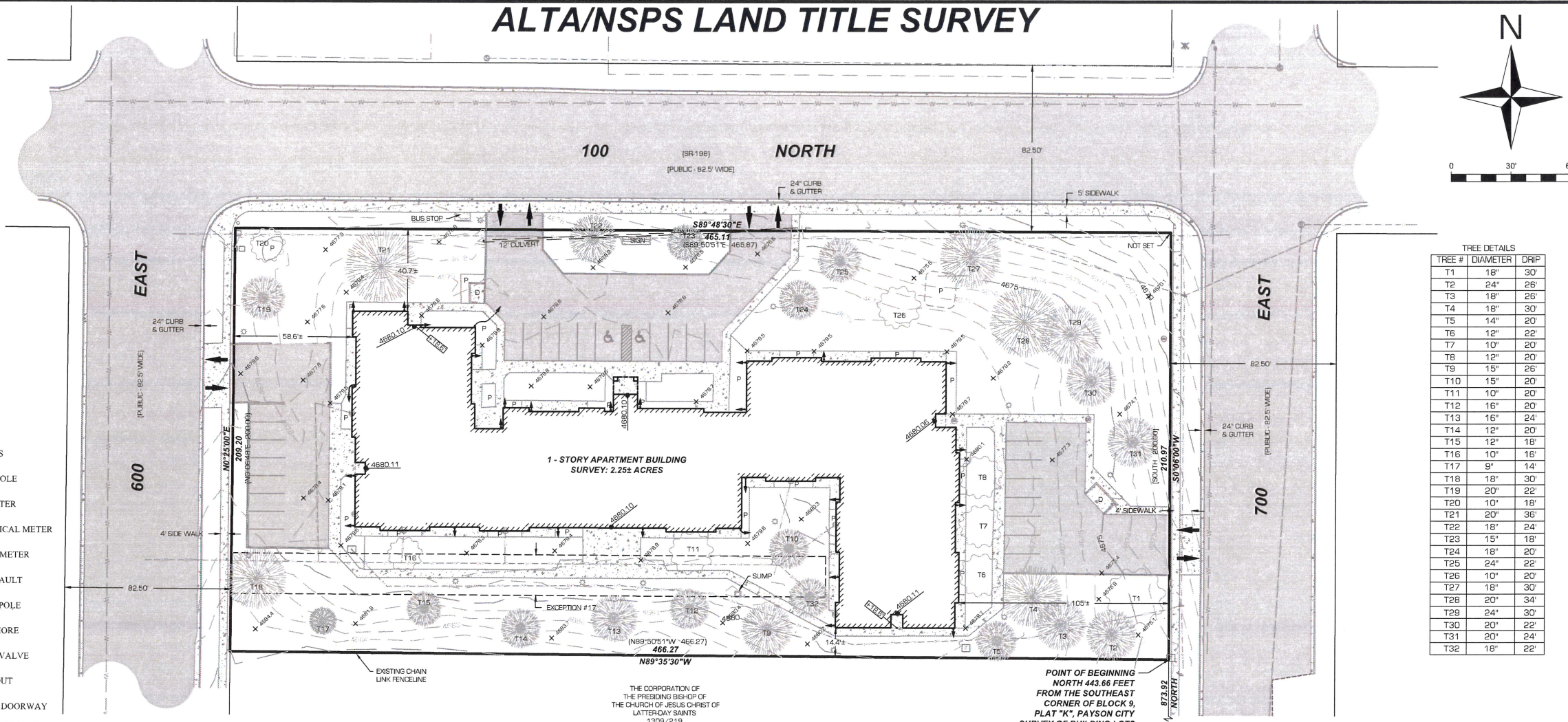
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
N.T.S.

LEGEND

- PWT — EXISTING POWER LINE
- X — EXISTING FENCE LINE
- GAS — EXISTING GAS LINE
- 5440 — EXISTING CONTOUR
- 5440 — EXISTING SPOT ELEVATION
- AS — EXISTING ASPHALT
- CC — EXISTING CONCRETE
- (BEARING AND/OR DIST) DENOTE RECORD DEED CALLS
- WV EXISTING WATER VALVE
- S EXISTING SEWER MANOLE
- FH EXISTING FIRE HYDRANT
- E EXISTING TRANSFORMER BOX
- CB EXISTING CATCH BASIN/SUMP
- D EXISTING DUMPSTER PAD
- P EXISTING PLANTER AREA
- T EXISTING TELEPHONE BOX
- PT EXISTING PINE TREE
- DT EXISTING DECIDUOUS TREE
- DA DRIVWAY ARROWS
- DD EXISTING DRAINAGE DIRECTION
- LP EXISTING LIGHT POLE
- GM EXISTING GAS METER
- EM EXISTING ELECTRICAL METER
- WM EXISTING WATER METER
- UV EXISTING UDOT VAULT
- PP EXISTING POWER POLE
- SP EXISTING SEMAPHORE
- WV EXISTING WATER VALVE
- CC EXISTING CLEANOUT
- FE F.F. ELEVATION @ DOORWAY
- BH BLDG HEIGHT ABOVE GRADE



TREE DETAILS

TREE #	DIAMETER	DRIP
T1	18"	30'
T2	24"	26'
T3	18"	26'
T4	18"	30'
T5	14"	20'
T6	12"	22'
T7	10"	20'
T8	12"	20'
T9	15"	26'
T10	15"	20'
T11	10"	20'
T12	16"	20'
T13	16"	24'
T14	12"	20'
T15	12"	18'
T16	10"	16'
T17	9"	14'
T18	18"	30'
T19	20"	22'
T20	10"	18'
T21	20"	36'
T22	18"	24'
T23	15"	18'
T24	18"	20'
T25	24"	22'
T26	10"	20'
T27	18"	30'
T28	20"	34'
T29	24"	30'
T30	20"	22'
T31	20"	24'
T32	18"	22'

- NOTES**
- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the property shown and described hereon.
 - A Title Commitment prepared by Cottonwood Title Insurance Agency, Inc., Salt Lake City, Utah, File No. 106552-LKF, Commitment Date: September 13, 2019, was provided by our client and utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document and is not liable for errors and omissions based on the bearing of said Title Report. Unless noted otherwise, all record parcels and title exceptions/casements noted on this Survey are referenced from this document.
 - The Basis of Bearing for this Survey is the NAD83 bearing of S89°56'54"W along the Section line between the calculate position of the South 1/4 Corner and the Southwest Corner of Section 9, Township 9 South, Range 2 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match said basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) shown hereon is based on the NGVD29 elevation 4698.38 published by the Utah County Surveyor on the 2011 Utah County monument marking the Reference Corner to the South 1/4 Corner of Section 9, T9S, R2E, S.L.B.&M.
 - #5 rebar & cap (CSG-PLS 172675) have been set at all corners unless noted otherwise.
 - This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the respective County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning, or other land use restrictions. Unless noted otherwise, the location of any underground utilities, if shown hereon, is based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any proposed improvements.
 - Responses to Table A items:
 - Item 1: Monuments set or found as shown hereon.
 - Item 2: Address from Title Report: 650 East 100 North Payson, Utah 84651
 - Item 3: The property shown hereon lie within Zone C (area of minimal flooding) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) #4901570003C, Map Revision Date: January 6, 1981.
 - Item 4: See face of Survey for area.
 - Item 5: Shown hereon. Refer to Note #4 above for benchmark and datum information.
 - Item 6(a): A Zoning Letter/Report prepared by Payson City Planning and Zoning dated November 18, 2019 provides the following information:
 - Zoning Classification: GC-1 "General Commercial"
 - Item 6(b): Per information disclosed in the Zoning Letter, by virtue of the property having a legal, non-conforming use, the existing setbacks and parking count (shown hereon and listed below) are sufficient regardless of the current requirements of Zone CG-1.
 - Item 7(a): Shown hereon.
 - Item 7(b)(1): Shown hereon.
 - Item 7(c): Shown hereon.
 - Item 8: Observable substantial features area shown hereon.
 - Item 9: Parking Stalls:
 - Regular: 25
 - Handicap: 2
 - Item 10: Total Number of Parking Stalls: 27
 - Item 10: There are no common/party walls with adjacent property owners.
 - Item 11: Utilities shown hereon are based on observed evidence, utility maps provided by Payson City & other utility providers.
 - Item 13: Shown hereon.
 - Item 14: Nothing specified by client. Subject Property is contiguous to two street intersections as shown hereon.
 - Item 16: There was no evidence of recent earth moving, building construction, or building construction observed in the process of conducting the field work for this Survey.
 - Item 17: There are no proposed changes in street right of ways, nor was there any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work for this Survey.

- Item 18: There was no evidence of wetland flags/markers observed in the course of performing this Survey.
 - Item 19: There are no plottable offsite easements referenced in the Title Report.
 - Item 20: Civil Solutions Group has retained Professional Liability Insurance in effect throughout the extents and limits of this project. Certificate of Insurance can be furnished upon request.
 - Item 21: (Major landscaping) Client requested all trees on site be shown with BHD and approx. drip lines. Trees and associated details are shown hereon.
- Additional ALTA-related responses requested by Attorneys that are not included above:
- There are no observed cemeteries within 100' of the surveyed property.
 - Access to property is from 600 East Street, 700 East Street, and 100 North Street (State Route 198).
 - No encroachments were observed with adjacent properties.
 - The Survey Description provided hereon mathematically closes and contains no gaps/gores.
 - The Surveyed property is the same as described in the Title Commitment.
 - Current property tax identification number/APN: 08:078:0006
 - Location of roof drains (downspouts) and direction of flow are shown hereon. Sheet flow, if any, appears to be westerly along the south side of the building, across the inverted crown of the west parking lot and through the natural grass swale near the northwest corner of the building. A 12" culvert directs any additional flow under the front driveways and into additional landscaped swales. Other than said culvert, there is no evidence of underground conveyance of any storm drainage. The existing sump in the rear lawn is full of debris and water and does not appear to drain.
 - Curb cuts driveways are shown hereon with directional arrows. Double driveways exist on the north side of the property with additional ones on the west and east sides.
 - There are no encroachments onto the Subject Property.

LEGAL DESCRIPTIONS

TITLE REPORT

Commencing 443.66 feet North along the West line of 700 East Street from the Southeast corner of Block 9, Plat "K", Payson City Survey of Building Lots; thence North 89°59'51" West 466.27 feet to the East line of 600 East Street; thence North 00°06'48" East 200.00 feet along the East line of 600 East Street to the South line of Highway 91; thence South 89°59'51" East 465.87 feet along the South line of Highway 91 to the West line of 700 East Street; thence South 200.00 feet to the point of beginning.

SURVEY DESCRIPTION

A portion of the SW1/4 of Section 9, Township 9 South, Range 2 East, Salt Lake Base & Meridian, located in Payson, Utah, more particularly described as follows: Beginning at a point described as being located by deed as North 443.66 feet along the west line of 700 East Street from the Southeast Corner of Block 9, Plat "K", PAYSON CITY SURVEY OF BUILDING LOTS, located by Survey as N89°56'54"W along the Section line 309.39 feet and North 873.92 feet from the South 1/4 Corner of Section 9, T9S, R2E, S.L.B.&M.; thence N89°35'30"W along the north side of a chain link fence line 466.27 feet (deed: 466.27 feet) to the easterly line of 600 East Street; thence N0°25'00"E (deed: N0°06'48"E) along said street 209.20 feet (deed: 200.00 feet) to the southerly line of 100 North Street (State Road 198); thence S89°48'30"E (deed: S89°50'51"E) along said street 465.11 feet (deed: 465.87 feet) to the westerly line of said 700 East Street; thence S0°06'00"W (deed: South) 210.97 feet (deed: 200.00 feet) to the point of beginning.

Contains: 2.25+/- acres

SCHEDULE B-SECTION 2 EXCEPTIONS (FROM TITLE REPORT REFERENCED ABOVE)

- Exceptions #1-12
Contain no plottable descriptions.
- Exception #13
An easement for utilities and the maintenance of such, as reserved by the City of Payson in that certain Mayors Deed recorded May 26, 1971 as Entry No. 6588 in Book 1222 at Page 635.
The Easement Reservation is 'Blanket' in nature and affects all of Block 9, Plat "K", among other property.
- Exception #14
An Assignment and Conveyance of Water Rights in favor of Payson City a municipal corporation, dated August 1, 1985 and recorded February 26, 1986 as Entry No. 5738 in Book 2284 at Page 155.
The Exception document contains no plottable descriptions-affects all of Block 9, Plat "K".
- Exception #15
Protective Covenants, Conditions and Restrictions as contained in that certain Special Warranty Deed, dated September 5, 1990 and recorded September 7, 1990 as Entry No. 29545 in Book 2721 at Page 650.
Re-recorded October 29, 1990 as Entry No. 35704 in Book 2735 at Page 37.
Other than the description that matches the Subject Property, the Exception document does not contain any plottable descriptions. Parcel is being conveyed in this document "subject to easements, rights, rights of way, reservations, conditions, restrictions, etc."

- SW1/4 OF SECTION 9, T9S, R2E, S.L.B.&M. PAYSON, UTAH
- PROPERTY OF: PAYSON-UTAH II ASSOCIATES
- PREPARED FOR: CORDES & ASSOCIATES, LLC
- Exception #16
Low-Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants by and between Payson-Utah II Associates, a Washington Limited Partnership, its successors and assigns and the Utah Housing Finance Agency, a body politic and corporate of the State of Utah, dated October 12, 1990 and recorded October 26, 1990 as Entry No. 35580 in Book 2734 at Page 707.
Amended June 24, 1991 as Entry No. 24395 in Book 2805 at Page 328.
The legal description in the Exception document matches that of the Subject Property.
- Exception #17
Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded November 23, 1990, as Entry No. 38733, in Book 2741, at Page 537.
The limits of the 20' wide Easement are shown hereon.
- Exception #18
A lease dated March 17, 2001 by and between Payson Utah II Associates, a Utah limited partnership (Lessor) and Web Service Company, Inc. (Lessee), as disclosed in that certain Memorandum of Lease recorded June 1, 2001 as Entry No. 53544-2001.
The legal description in the Exception document matches that of the Subject Property.
- Exception #19
Real Estate Deed of Trust for Utah and Nevada to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Payson-Utah II Associates, a Washington Limited Partnership; Trustee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, a Government agency; Beneficiary: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture; Amount: \$1,167,102.47; Dated: January 7, 1991; Recorded: January 8, 1991 as Entry Number 611 in Book 2753 at Page 491.
Re-recorded September 3, 1991 as Entry No. 34824 in Book 2829 at Page 751.
The legal description in the Exception document matches that of the Subject Property.
- Exception #20
Rights of tenants in possession, as tenants only, under unrecorded leases.
Contains no plottable description.
- Exception #21
Subject to the following matters disclosed on that certain survey prepared by Civil Solutions Group Inc., having been certified under the date of 4/1/19, as Job No. 19-057, by Dennis P. Carlisle, a Professional Land Surveyor holding License No. 172675:
a. Gas line near the northerly boundary.
b. Power lines and related facilities located in the northeasterly and southerly portion of property.
c. Variance between record description and survey description.
This updated version of said ALTA Survey reflects these same matters.

SURVEYOR'S CERTIFICATE

To: Grand Vista/Willow Creek IV-V, LLC, a Utah limited liability company; Grand Vista Associates of Payson, L.L.C., a Utah limited liability company; Wincopin Circle LLLP, its successors and/or assigns; American Express Utah Equity Fund III, LLLP; Cordes & Associates, LLC; Payson-Utah II Associates, a Washington Limited Partnership; Cottonwood Title Insurance Agency, Inc.; Commonwealth Land Title Insurance 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, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20, & 21 of Table A thereof. The field work was completed on March 18, 2020.

Dennis P. Carlisle
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675
Expires: March 31, 2021

March 18, 2020
Date

civilsolutionsgroup inc.

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ALTA/NSPS LAND TITLE SURVEY

LOCATION: BLOCK 9, PLAT "K" PAYSON CITY SURVEY

SW1/4 OF SECTION 9, T9S, R2E, S.L.B.&M. PAYSON, UTAH

PROPERTY OF: PAYSON-UTAH II ASSOCIATES

PREPARED FOR: CORDES & ASSOCIATES, LLC

NO.	DATE	DESCRIPTION
1	4/15/2019	UPDATED BOUNDARY NOTES
2	1/11/2019	ATTORNEY COMMENTS
3	12/9/19	ATTORNEY COMMENTS
4	3/18/2020	ATTORNEY COMMENTS



SCALE: 1" = 30'

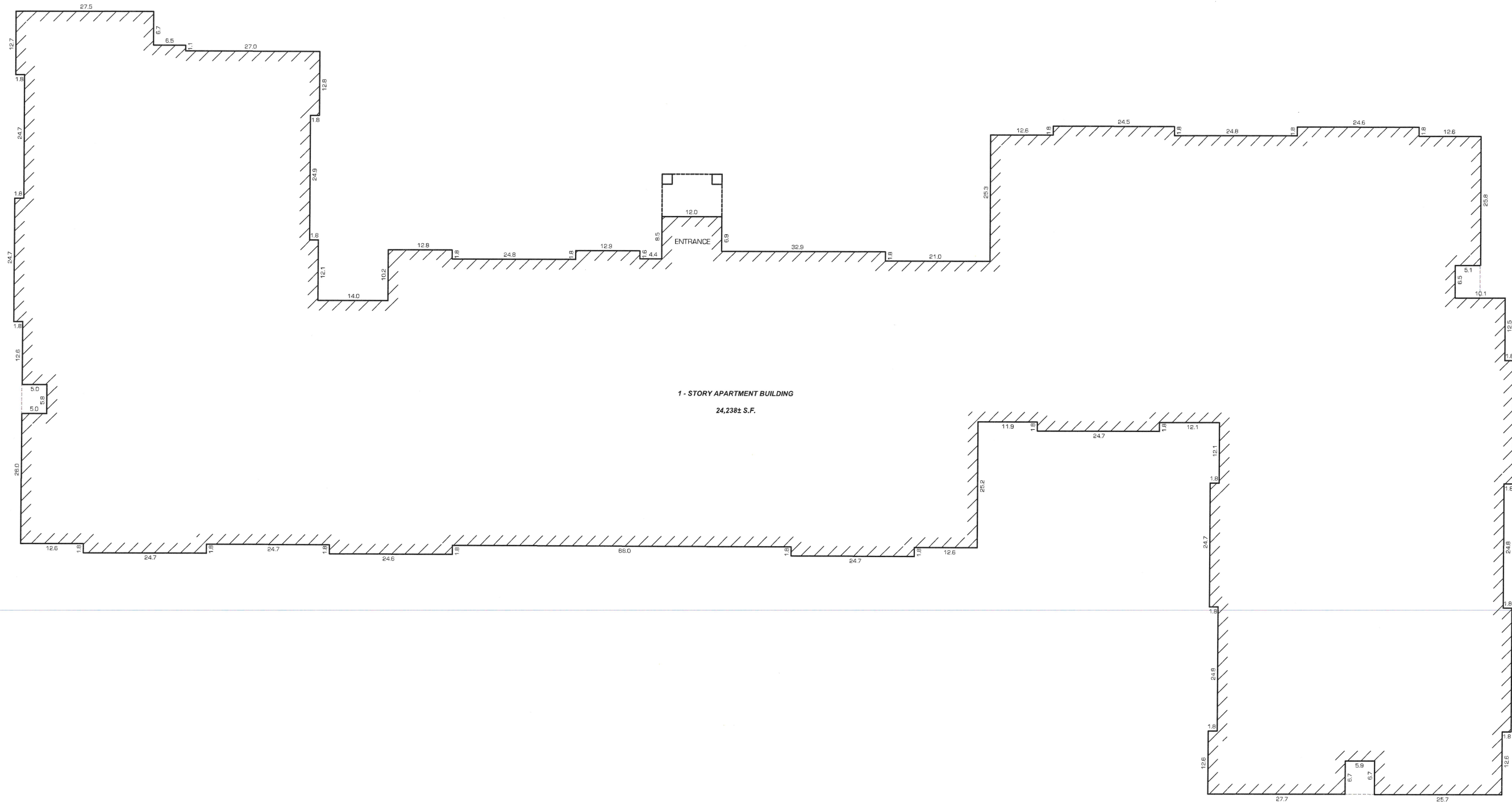
DATE: 3/18/20

DRAWN BY: C.LAW

PROJECT #: 19-057

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY



civilsolutionsgroup inc.



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ALTA/NSPS LAND TITLE SURVEY

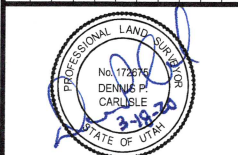
LOCATION: BLOCK 9, PLAT "K" PAYSON CITY SURVEY

SW1/4 OF SECTION 9, T9S, R2E, S.L.B.&M. PAYSON, UTAH

PROPERTY OF: PAYSON-UTAH II ASSOCIATES

PREPARED FOR: CORDES & ASSOCIATES, LLC

NO.	DATE	DESCRIPTION
1	4/15/2019	UPDATED BOUNDARY NOTES
2	11/13/2019	ATTORNEY COMMENTS
3	12/29/2019	ATTORNEY COMMENTS
4	3/18/2020	ATTORNEY COMMENTS



SCALE: NO SCALE
 DATE: 3/18/20
 DRAWN BY: C.LAW
 PROJECT #: 19-057