

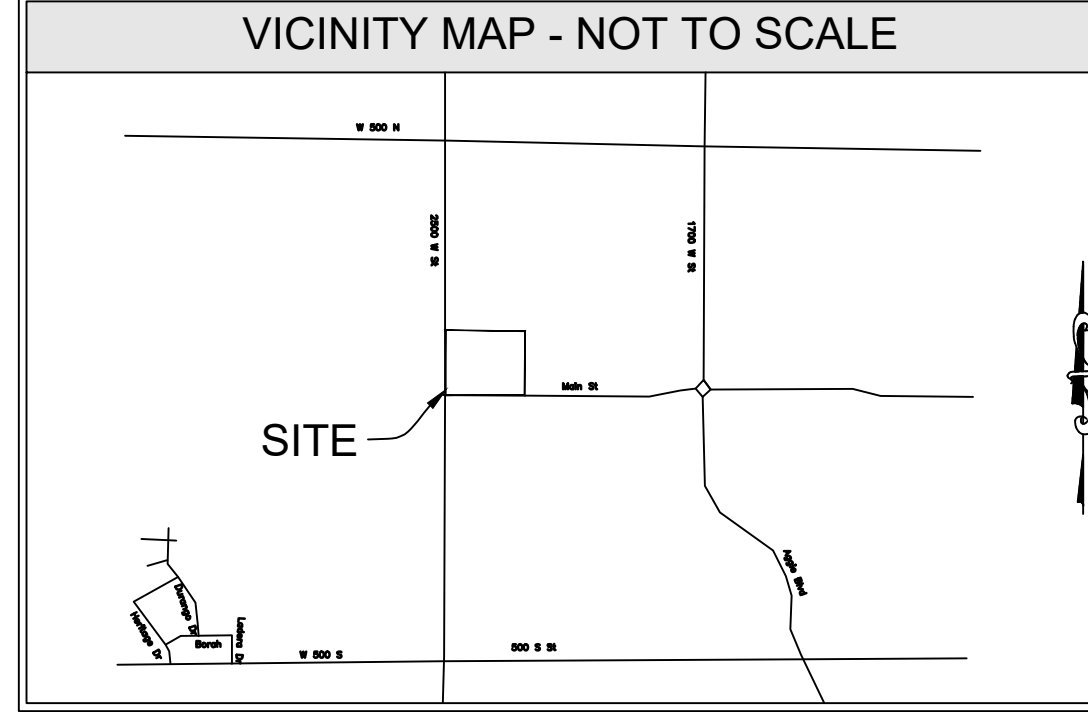
ITEMS CORRESPONDING TO SCHEDULE B-II

12. All easements and rights of way as shown on the Ashley Creek Village Plat, recorded November 22, 2010 as Entry No. 201009962 in Book 12 13 Page 604 of Official Records. (Affects Parcel 1) (SHOWN HEREON)
13. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, dated December 19, 2011 by and between Ashley Creek Village, LLC, a Utah limited liability company and Ashley Creek Village II, LLC, a Utah limited liability company, recorded December 19, 2011 as Entry No. 201109105 in Book 1259 Pages 49 of Official Records. (Affects Parcel 1) (BLANKET)
- Subordination of Deed of Trust to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions to Survive Foreclosure, recorded February 15, 2019 as Entry No. 201900073 in Book 1596 at Page 348 of Official Records. (Affects Parcel 1) (BLANKET)
14. Ordinance No. 2012-05 approving the creation of the Vernal City Community Development and Renewal Agency recorded February 23, 2012 as Entry No. 2012001503 in Book 1266 at Page 183 of Official Records. (Affects Parcel 1) (PROPERTY LIES WITHIN COMMUNITY DEVELOPMENT)
15. Subject to a 24 foot wide roadway as shown in Quit Claim Deed recorded October 19, 2012 as Entry No. 2012009278 in Book 1299 at Page 642 of Official Records. (Affects Parcel 2) (DOCUMENT NOT SUPPLIED)
16. Public Utility Easement in favor of Questar Gas Company, a Utah corporation recorded October 28, 2013 as Entry No. 2013010383 in Book 1355 at Page 453 of Official Records. (Affects Parcel 1) (NO PLOTTABLE EASEMENT)
17. Public Utility Easement in favor of the City of Vernal, a municipal corporation organized and existing under the laws of the State of Utah, recorded January 27, 2014 as Entry No. 2014000817 in Book 1366 at Page 773 of Official Records. (Affects Parcel 1) (SHOWN HEREON)
18. Easement for Utility Right-of-way in favor of Willow Park Properties, LLC, for the use of a right-of-way and easement for utilities, recorded June 17, 2014 as Entry No. 201400555 in Book 1385 at Page 129 of Official Records. (Affects Parcel 2) (SHOWN HEREON)
19. Non-Exclusive Easement in favor of Willow Park Properties II, LLC, for the purpose of ingress, egress, right-of-way, parking, and access, without restriction, recorded July 08, 2016 as Entry No. 2016004493 in Book 1479 at Page 303 of Official Records. (Affects Parcel 2) (BLANKET)

ZONING INFORMATION

INFORMATION NOT YET PROVIDED TO SURVEYOR PER TABLE A ITEM 6(a)

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. SURVEY PREPARED BY ARROW SURVEY GROUP, INC. 856 COFFEEEN AVENUE, SHERIDAN, WYOMING. (307)763-4055
2. BASIS OF BEARINGS IS UTAH CENTRAL STATE PLANE 4302 OBTAINED FROM GPS OBSERVATION.
3. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THE SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
5. THE SUBJECT PROPERTY HAS VISIBLE DIRECT ACCESS TO 2500 W STREET, PUBLIC RIGHTS-OF-WAY.
9. AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS.
10. NO APPARENT WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.
11. THE AS PROVIDED DESCRIPTION CLOSES MATHEMATICALLY.
12. THERE ARE EASEMENTS LISTED IN THE REFERENCED TITLE COMMITMENT.
13. THERE WERE 223 CLEARLY IDENTIFIABLE PARKING SPACES PRESENT ON PROPERTY.
14. PROVIDED ADDRESS: 110 NORTH 2500 WEST, VERNAL, UT 84078

RECORD DESCRIPTION

TITLE DESCRIPTION
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-968806-SLC1, DATED OCTOBER 15, 2019.
 THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE COUNTY OF UTAH, STATE OF UT, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 LOT 3 OF ASHLEY CREEK VILLAGE SUBDIVISION, VERNAL CITY, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.
 PARCEL 1A:
 THE EASEMENTS BENEFITING AND APPURTENANT TO THE ABOVE DESCRIBED PARCEL 1, GRANTED PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 19, 2011 AS ENTRY NO. 2011009105 IN BOOK 1259 AT PAGE 49 OF OFFICIAL RECORDS.
 PARCEL 2:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 01°57'21" WEST 229.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 01°57'21" WEST 426.01 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 2007006183 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID PARCEL NORTH 88°34'27" EAST 401.58 FEET; THENCE SOUTH 55°20'37" EAST 63.85 FEET; THENCE NORTH 77°27'24" EAST 203.71 FEET TO A POINT ON THE ARC OF A 151.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 13°29'50" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 35.36 FEET AND A CENTRAL ANGLE OF 13°20'46"; THENCE NORTH 89°53'09" EAST 36.15 FEET; THENCE SOUTH 04°43'23" WEST 202.85 FEET; THENCE SOUTH 69°31'59" WEST 45.35 FEET TO A POINT ON THE ARC OF A 25 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 20°27'44" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 45.13 FEET AND A CENTRAL ANGLE OF 103°25'54"; THENCE SOUTH 33°25'37" EAST 78.16 FEET TO A POINT ON THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 69°59'59" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 5.24 FEET AND A CENTRAL ANGLE OF 59°59'59"; THENCE NORTH 90°00'00" EAST 1.59 FEET; THENCE SOUTH 15°02'16" EAST 53.42 FEET; THENCE NORTH 88°36'03" EAST 287.31 FEET; THENCE SOUTH 01°23'57" EAST 56.10 FEET; THENCE SOUTH 88°36'03" WEST 989.99 FEET TO THE POINT OF BEGINNING.
 SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF:
 210 EAST 600 SOUTH, VERNAL, UT 84078 (PARCEL 1)
 110 NORTH 2500 WEST, VERNAL, UT 84078 (PARCEL 2).

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND MONUMENTATION AS NOTED
- ▲ SET (DESCRIPTION) LS
- BOLLARD/POST
- ⊖ WATER VALVE
- ⊖ AC UNIT
- ⊖ GAS METER
- ⊖ LIGHT POLE
- ⊖ MANHOLE
- ⊖ CLEANOUT
- ⊖ HYDRANT
- ⊖ STORM DRAIN
- ⊖ ELECTRIC TRANSFORMER
- ⊖ ELECTRIC METER
- ⊖ ELECTRIC BOX/PEDESTAL
- ⊖ SIGN
- ⊖ HANDICAP PARKING SPACE
- RIGHT-OF-WAY
- EASEMENTS AS NOTED
- FENCE
- (R) RECORD BEARING/DISTANCE
- (M) MEASURED BEARING/DISTANCE

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" ("AREA OF MINIMAL FLOOD HAZARD") BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 49047C0655D, WITH AN EFFECTIVE DATE OF OCTOBER 6, 2010, IN UTAH COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
XXXX/XX/2019	FIRST DRAFT		
XXXX/XX/2019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

SIGNIFICANT OBSERVATIONS

- ▲ SIDEWALK LIES 2.5' ONTO ADJACENT PROPERTY
- ▲ SIDEWALK LIES 0.9' ONTO ADJACENT PROPERTY
- ▲ SIDEWALK LIES 0.3' ONTO ADJACENT PROPERTY
- ▲ ASPHALT PARKING LOT LIES 5.4' ONTO ADJACENT PROPERTY

LEGAL

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 © 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
 THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

Vernal UT Apatments
 NV5 Project No. 201906020-002 CMP
 110 North 2500 West, Vernal, Ut 84078

BASED UPON TITLE COMMITMENT NO. NCS-968806-SLC1
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF OCTOBER 15, 2019 @ 8:00 A.M.

Surveyor's Certification

To: First American Title Insurance Company; DLP Capital Partners; UC FUNDING, LLC, a delaware limited liability company, and its successors and assigns and Bock & Clark Corporation, an NV5 Company;

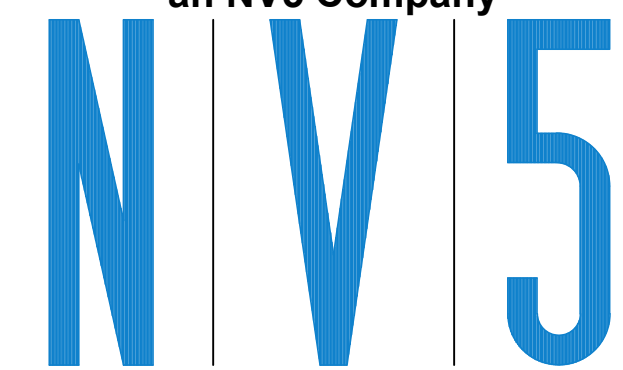
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 20. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2019.



JASON D. LEVANE
 REGISTRATION NO 9272125
 IN THE STATE OF UTAH
 DATE OF FIELD SURVEY: DECEMBER 3, 2019
 DATE OF LAST REVISION: DECEMBER 27, 2019
 NETWORK PROJECT NO. 201906020-002 CMP

SHEET 1 OF 4

Bock & Clark Corporation
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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CURVE TABLE

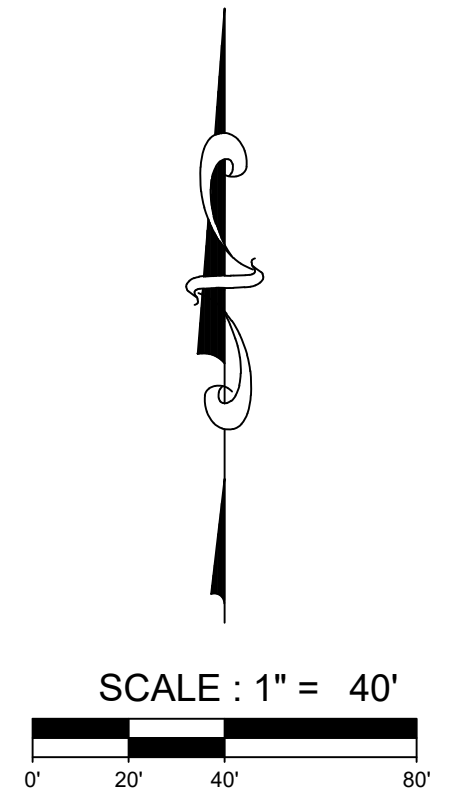
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.36	151.79	13°20'48"	N 83°10'37" E	35.28
C2	45.13	25.00	103°25'49"	S 17°49'08" W	39.25
C3	5.24	5.00	59°59'59"	S 59°59'57" E	5.00

CURVE TABLE (RECORD)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.36	151.79	13°20'48"	N 83°10'33" E	35.28
C2	45.13	25.00	103°25'54"	S 17°49'19" W	39.25
C3	5.24	5.00	59°59'59"	S 60°00'01" E	5.00

2.5" ALUMINUM CAP
W/ SECTION 21
POINT OF COMMENCEMENT

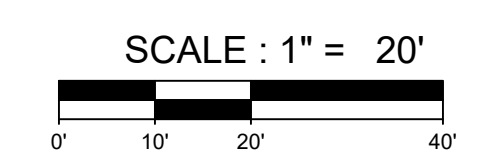
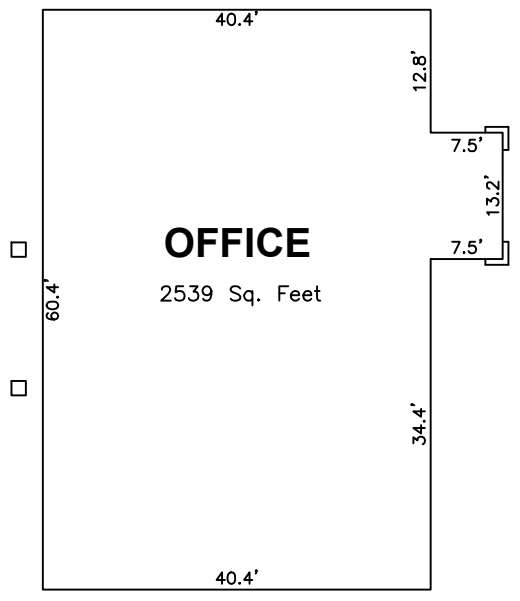
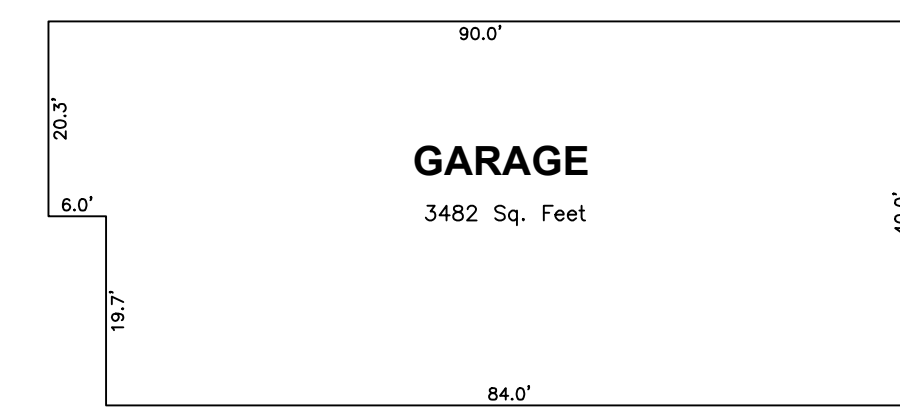
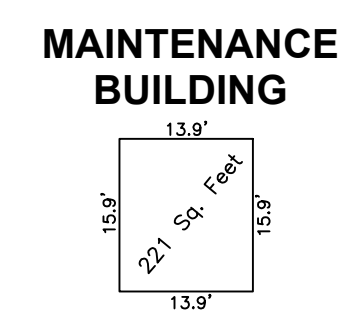
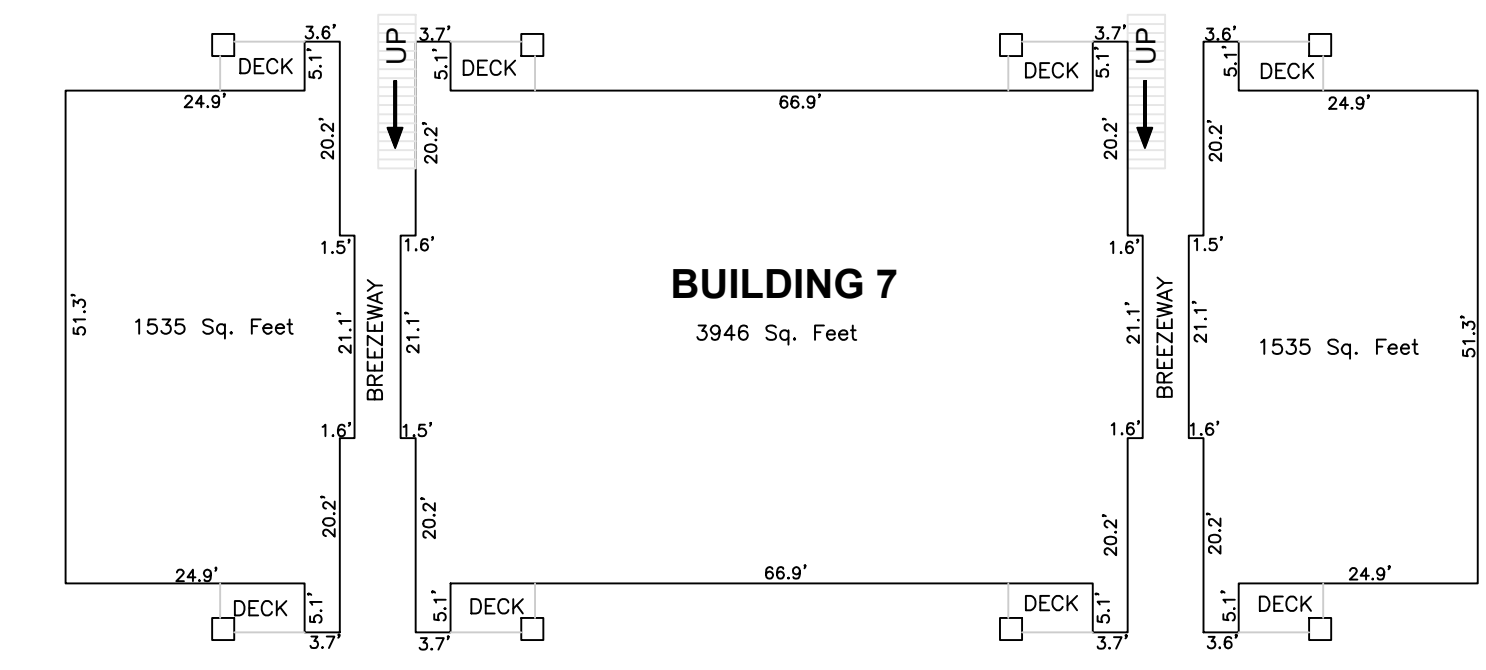
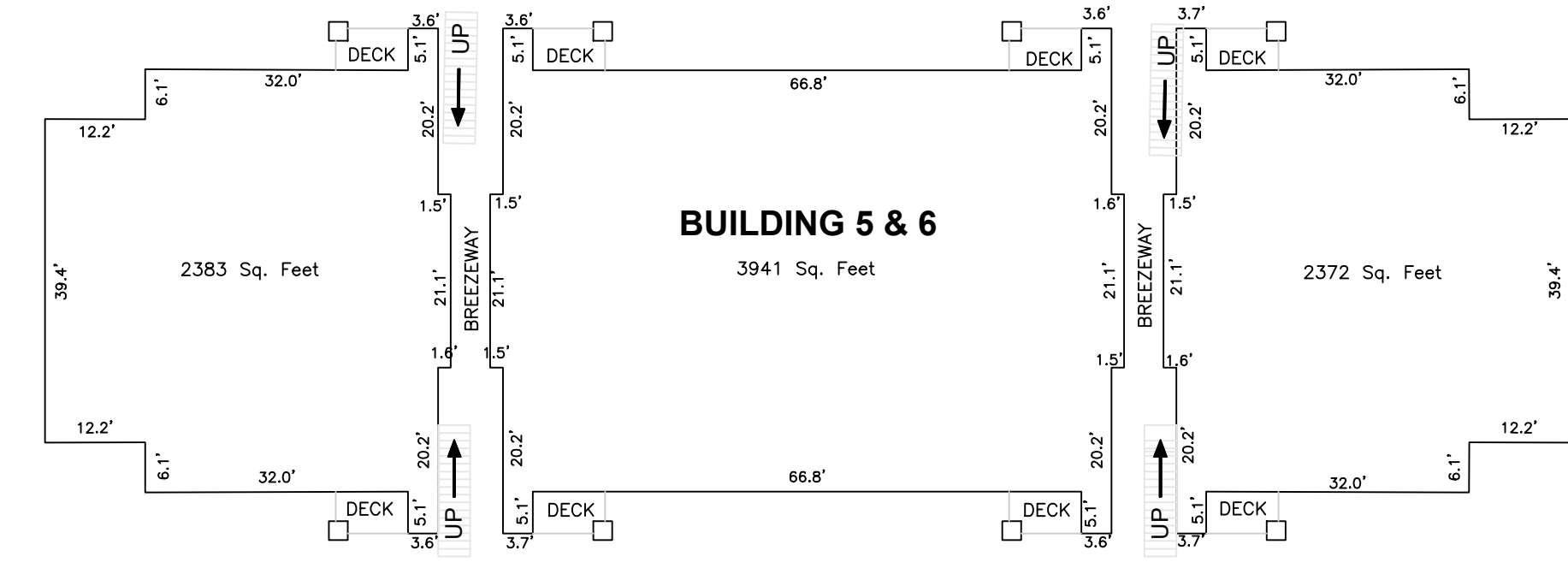
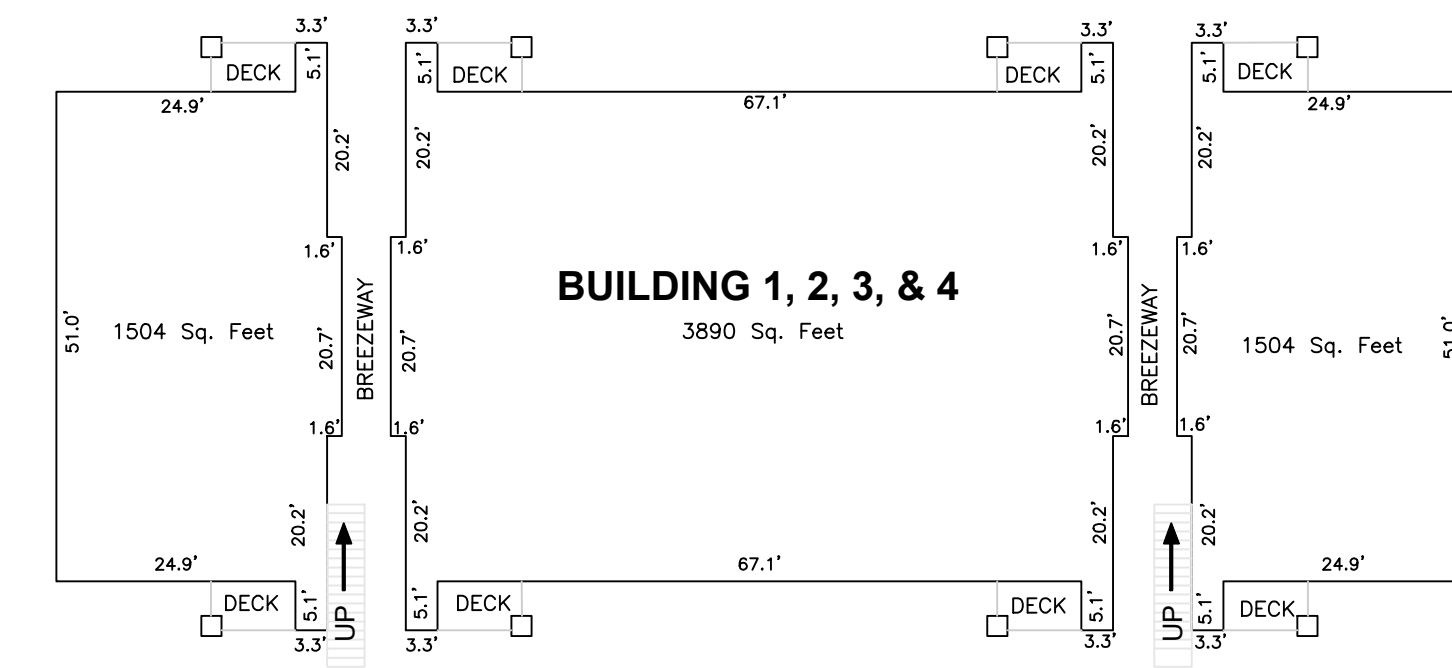
WILLOW BEND PROPERTY
COMPANY LLC
PID 041260065



NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
VERNAL UT APARTMENTS
 DATE OF FIELD SURVEY: DECEMBER 3, 2019
 NETWORK PROJECT NUMBER: 201906020-002 CMP
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 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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BUILDING DETAIL



CURVE TABLE

CURVE	ARC LENGTH (M)	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	204.09 (M)	131.46 (M)	88°57'02"	N 46°56'47" W	184.21 (M)
C2	37.92 (M)	131.46 (M)	16°31'44"	N 83°09'26" W	37.79 (M)

CURVE TABLE (RECORD)

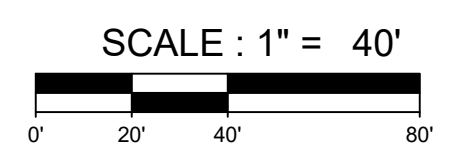
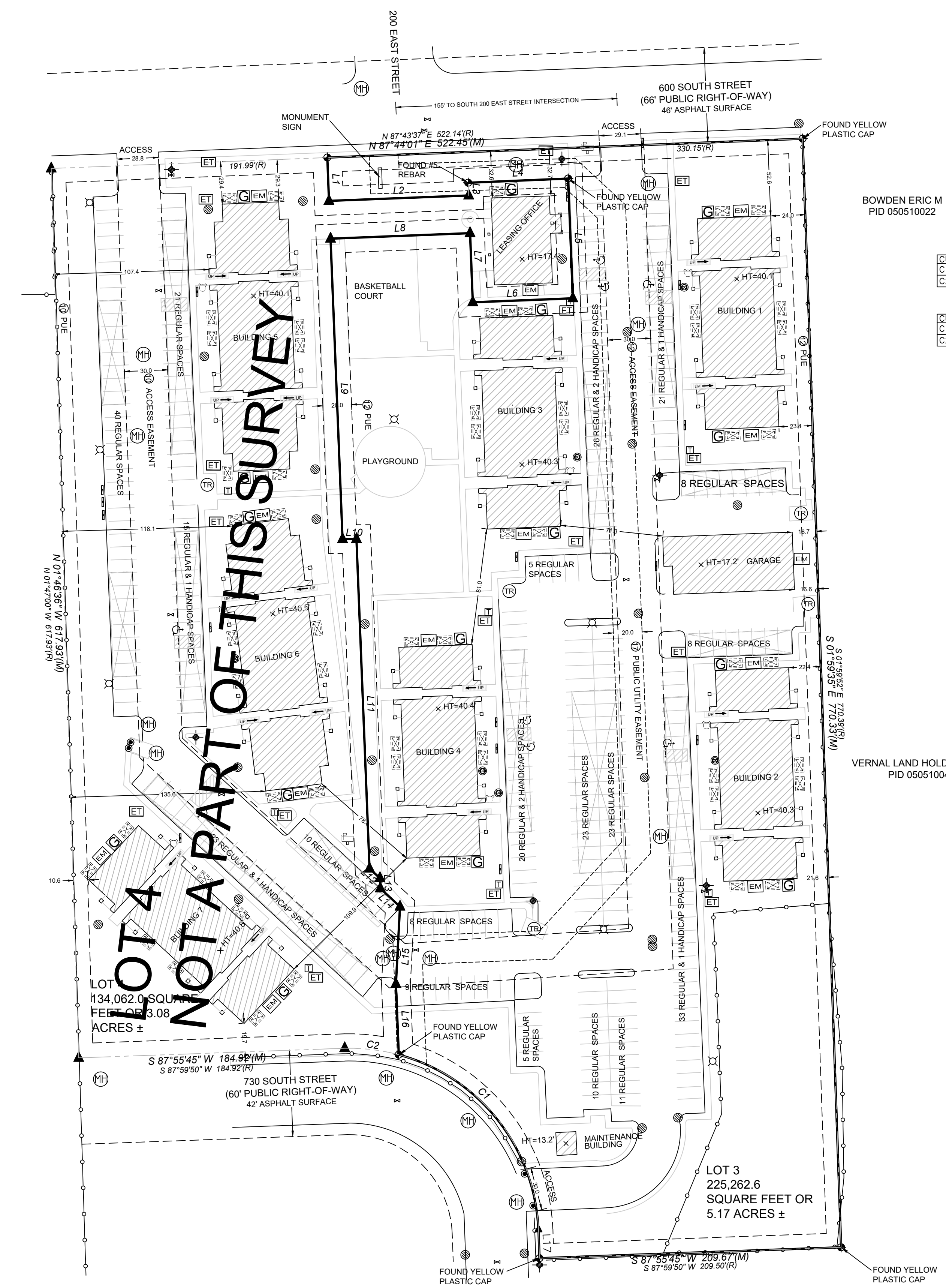
CURVE	ARC LENGTH (M)	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	204.12 (R)	130.00 (R)	89°57'45"	N 47°01'17" W	183.79 (R)
C2	37.80 (R)	130.00 (R)	16°39'28"	N 83°40'26" W	37.66 (R)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°11'25" E	30.07 (M)
L2	N 87°49'09" E	97.19 (M)
L3	N 02°10'51" W	8.90 (M)
L4	S 87°35'35" W	69.45 (M)
L5	S 02°18'22" E	83.26 (M)
L6	S 87°43'38" W	69.63 (M)
L7	N 02°16'22" W	48.07 (M)
L8	S 87°43'38" W	96.96 (M)
L9	S 02°16'56" E	208.78 (M)
L10	S 89°59'59" E	9.70 (M)
L11	S 02°16'22" E	229.01 (M)
L12	S 47°16'23" E	9.80 (M)
L13	S 02°16'22" E	7.16 (M)
L14	S 47°16'22" E	18.62 (M)
L15	S 03°00'38" W	53.84 (M)
L16	S 02°16'31" E	49.13 (M)
L17	S 02°06'30" E	20.08 (M)

LINE TABLE (RECORD)

LINE	BEARING	DISTANCE
L1	S 02°16'57" E	30.00 (R)
L2	N 87°43'37" E	96.96 (R)
L3	S 02°16'23" E	8.88 (R)
L4	N 87°43'37" E	69.62 (R)
L5	S 02°18'23" E	83.25 (R)
L6	N 87°43'37" E	69.62 (R)
L7	S 02°16'23" E	48.06 (R)
L8	N 87°43'37" E	96.95 (R)
L9	S 02°16'57" E	208.78 (R)
L10	N 90°00'00" E	9.70 (R)
L11	S 02°16'23" E	228.98 (R)
L12	S 47°16'23" E	9.80 (R)
L13	S 02°16'23" E	7.16 (R)
L14	S 47°16'23" E	18.62 (R)
L15	S 03°00'37" W	53.83 (R)
L16	S 02°16'32" E	49.12 (R)
L17	S 02°02'25" E	20.09 (R)



NV5 ALTA/NSPS LAND TITLE SURVEY
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VERNAL UT APARTMENTS
 DATE OF FIELD SURVEY: DECEMBER 2-6, 2019
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