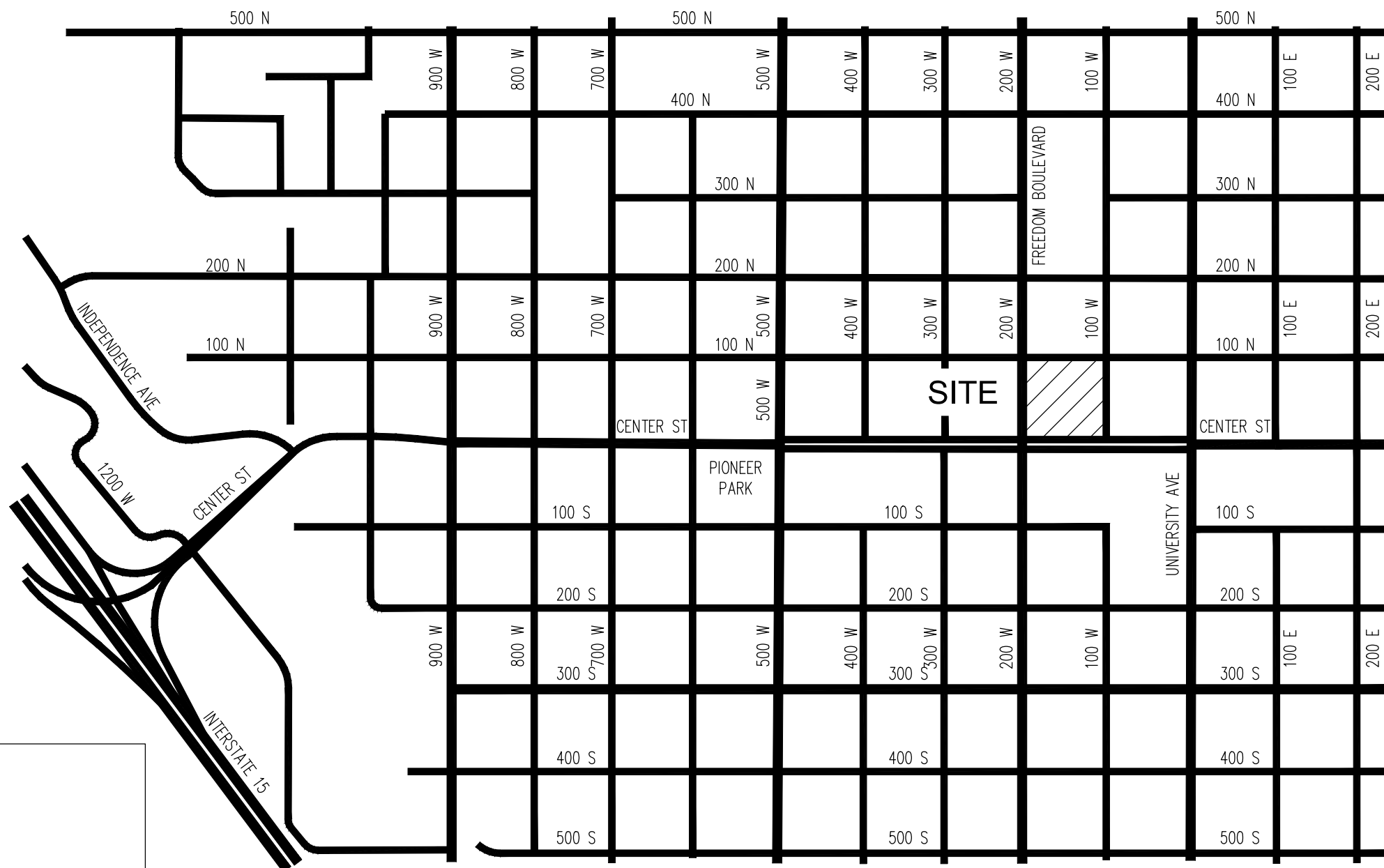


# PMH INVESTORS, LLC

101 WEST 100 NORTH  
 PROVO, UTAH 84601  
 ALTANSPS Land Title Survey

## Legend

Symbol	Description
—	Parcel Boundary Line
- - - -	Street Boundary Line
- - - -	Existing improvements
- x - - -	Existing fence line (type noted on drawing)
	BUILDING AREA
	BUILDING OVERHANG AREA
	CONCRETE
	ASPHALT PAVING
	STAMPED CONCRETE
	Water Meter (size noted on plan)
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box



Vicinity Map

### DEED DESCRIPTION

Beginning at a point West along the South Right-of-Way line of (as constructed) 100 North Street, Provo, Utah, 120.00 feet from the Northeast corner of Block 68, Plat "A", Provo City Survey of Building Lots, Provo, Utah; thence South 0°05' West along a line parallel with the West Right-of-Way line (as constructed) of 100 West Street, Provo, 268.31 feet; thence North 89°51'50" West along a line parallel with the North Right-of-Way line (as constructed) of Center Street, Provo, 180.27 feet; thence South 0°08'10" West 16.50 feet; thence North 89°51'50" West along a line parallel with the North Right-of-Way line (as constructed) of said Center Street 99.97 feet to the East Right-of-Way line (as constructed) of said 200 West Street, Provo; thence North 0°04' East along the East Right-of-Way line (as constructed) of said 200 West Street 284.15 feet to the Northwest corner of said Block 68, Plat "A", Provo City Survey and the South Right-of-Way line (as constructed) of said 100 North Street; thence East along the South Right-of-Way line (as constructed) of said 100 North Street 280.34 feet to the point of beginning.

Except for a Right-of-Way that shall be reserved as a public Right-of-Way as follows:

Beginning at a point South 0°04' West along the East Right-of-Way line (as constructed) of 200 West Street, Provo, Utah 284.15 feet from the Northwest corner of Block 68, Plat "A", Provo City Survey of Building Lots, Provo, Utah; thence North 0°04' East along said Street Right-of-Way line 20.0 feet; thence South 89°51'50" East 99.97 feet; thence South 0°10' West 20.0 feet; thence North 89°51'50" West 99.97 feet to the point of beginning.

Parcel No. 04-063-0045

PARCEL 2

Beginning at a point on the North Right-of-Way line of West Center Street, Provo, Utah, which beginning point is the Southeast corner of Lot 2, Block 68, Plat "A", Provo City Survey of Building Lots; thence West along the said North line of West Center Street 175.47 feet to the East line of Donald J. Huey and Nonette Huey property; thence North along said Huey East property line 132.00 feet to the South line of Parcel 1 above shown; thence East along said South line 155.44 feet to the Southeast corner thereof; thence North 30.78 feet; thence East 15.00 feet; thence South 18.28 feet; thence East 5.03 feet; thence South 144.50 feet to the point of beginning.

Parcel No. 04-063-0044

COMBINED SURVEY DESCRIPTION

Commencing at the Northwest corner of Block 68, Plat "A", Provo City Survey of Building Lots, said point also being located North 89°01'26" East along the Section line 1051.07 feet and North 1168.91 feet from the South quarter corner of Section 1, Township 7 South, Range 2 East, Salt Lake Base and Meridian (NAD83); thence South 89°42'06" East along the southerly Right-of-Way line (as constructed) of 100 North Street, 280.34 feet; thence South 0°22'54" West 235.93 feet more or less to the existing building; thence South 89°42'06" East 15.34 feet; thence South 0°17'54" West 18.28 feet; thence South 89°42'06" East 5.03 feet; thence South 0°17'54" West partially along a building 144.50 feet more or less to the northerly Right-of-Way line (as constructed) of Center Street; thence North 89°42'06" West along Center Street 175.47 feet to a building corner; thence North 0°17'54" East along a building 130.76 feet; thence North 89°33'56" West 25.22 feet; thence South 0°26'04" West 16.50 feet; thence North 89°33'56" West 99.97 feet more or less to the easterly Right-of-Way line of Freedom Boulevard; thence North 0°21'54" East along Freedom Boulevard 284.15 feet more or less to the point of beginning.

Area = 100,241 sq.ft. or 2.30 Acres.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: PMH INVESTORS LLC, SYMETRA INVESTMENT MANAGEMENT REAL ESTATES INVESTORS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, and BACKMAN TITLE SERVICES, LTD. together with its successors and assigns:

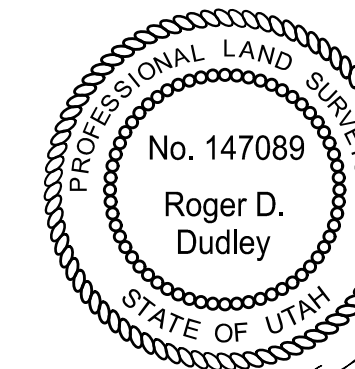
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a,b,c), 7 (b)(1), 8, 9, 10, 11, 16, and 19 of Table A thereof.

Date of Plat or Map: June 16, 2023

Roger D. Dudley, PLS #142089

SURVEYOR'S NOTES

- This survey is referenced to a title commitment by Old Republic National Title Insurance Company, Order No. 7-050431 dated May 15, 2023.
- The boundary is marked with an iron pin with a yellow plastic cap -Identification No. PLS 147089, or PK nail in asphalt. (See drawing)
- The address of the property is approximately 101 West 100 North -Provo, Utah -84601.
- Said described property is located within an area having a Zone Designation "X" (Areas of Minimal Flood Hazard) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map 49049C0531F, with a date of identification of 6-19-2020, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The gross land area is 100,241 sq.ft or 2.30 Acres.
- The current zoning classification is DT-1 (General Downtown) and DT-2 (Downtown Core).
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There are no observed wetland areas on the subject site.
- There is no evidence of recent earthwork on the subject site.



EXCEPTIONS

- Exceptions 1-13 Not survey related and not shown.
- Exception 14 Pole Line Easement Entry No. 9397:1939 over Lot 6, Block 68, is not plottable and not shown.
- Exception 15 Pole Line Easement Entry No. 9481:1939 over Lot 6, Block 68, is not plottable and not shown.
- Exception 16 Covenants, Conditions and Restrictions Entry No. 35835:1981 is blanket in nature and not shown.
- Exception 17 Right-of-Way easement in favor of Mountain States Telephone and Telegraph Company. Entry No. 4867:1983 is shown as recorded.
- Exception 18 Not survey related and not shown.
- Exception 19 Public Right-of-Way Easement Entry No. 90690:1995 is shown as recorded.
- Exceptions 20-23 Not survey related and not shown.

SURVEY PROCEDURE NOTES:

To start our assessment of the subject property, we meticulously analyzed and documented its recorded deeds. Unfortunately, the subdivision on record was completed over a century ago on April 10, 1889, and the information available was limited, unclear, and lacked a clear reference point.

In order to accurately locate the subdivision, we studied the neighboring structures and tried our best to align the recorded subdivision with the existing street layouts and fence lines. Additionally, we looked at the deeds of the surrounding properties, some of which were referenced to section corners and others tied to the recorded subdivision.

To ensure a comprehensive description of the subject ownership, we relied on well-established fence lines as much as possible.

### Surveyor's Certificate

We, Dudley and Associates of Orem Utah, do hereby certify that we are Professional Land Surveyors and hold Utah State Certificates as prescribed by the Laws of the State of Utah and that we have made a survey of the following described property.

We further certify that the attached Plat correctly shows the true dimensions of the property surveyed.

Date \_\_\_\_\_ Roger D. Dudley, PLS. No. 147089

Surveyor:

Dudley and Associates, Inc.  
 353 East 1200 South  
 Orem, Utah 84058  
 801-224-1252

Client: Name \_\_\_\_\_

PMH Investors LLC

Location of Survey: \_\_\_\_\_

Located in the Southeast Quarter Section 1, Township 7 South, Range 2 East, Salt Lake Base and Meridian.

Basis of Bearing: \_\_\_\_\_

Utah State Plane Coordinate System, Utah Central Zone. See Drawing

Purpose of Survey: \_\_\_\_\_

To identify physical boundaries and deed lines in relationship to adjacent owners.

Control Monuments: \_\_\_\_\_

2 1/2" brass cap found at the South quarter corner of said Section 1.

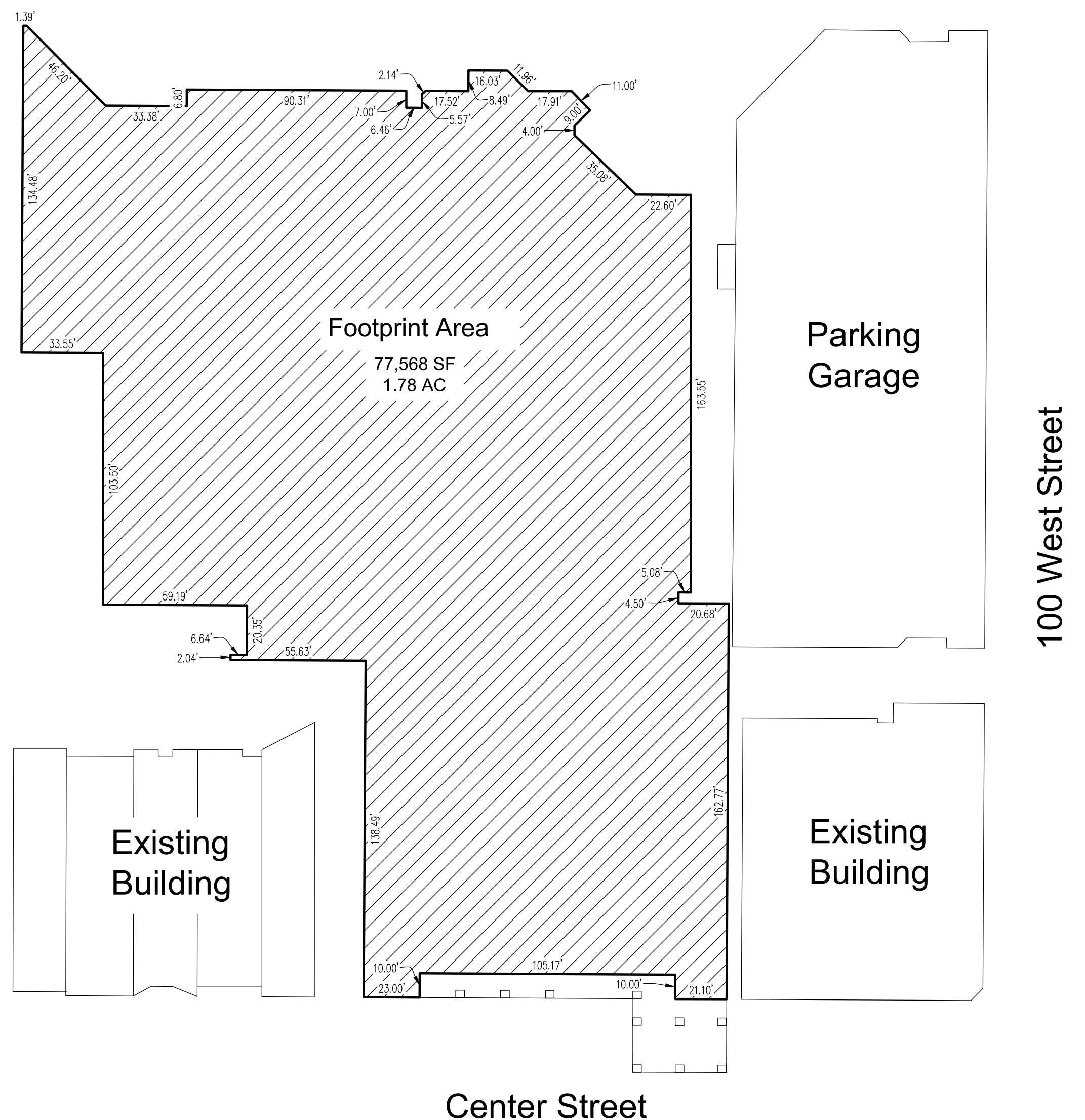
Notes:

Property corners are set with 1/2" rebar with plastic cap stamped RLS 147089 unless otherwise noted.

Deed lines shown, if given a basis of bearing, have been rotated to basis of bearing as stated hereon. If no basis of bearing was given, none was assumed.

Date filed with  
 County: \_\_\_\_\_

## 100 North



Building Dimensions at Ground Level

### Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

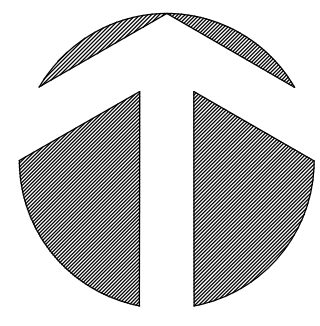
Freedom Boulevard

100 West Street

Center Street

23-387

Sheet No.  
 1 of 3



NORTH  
1" = 30'

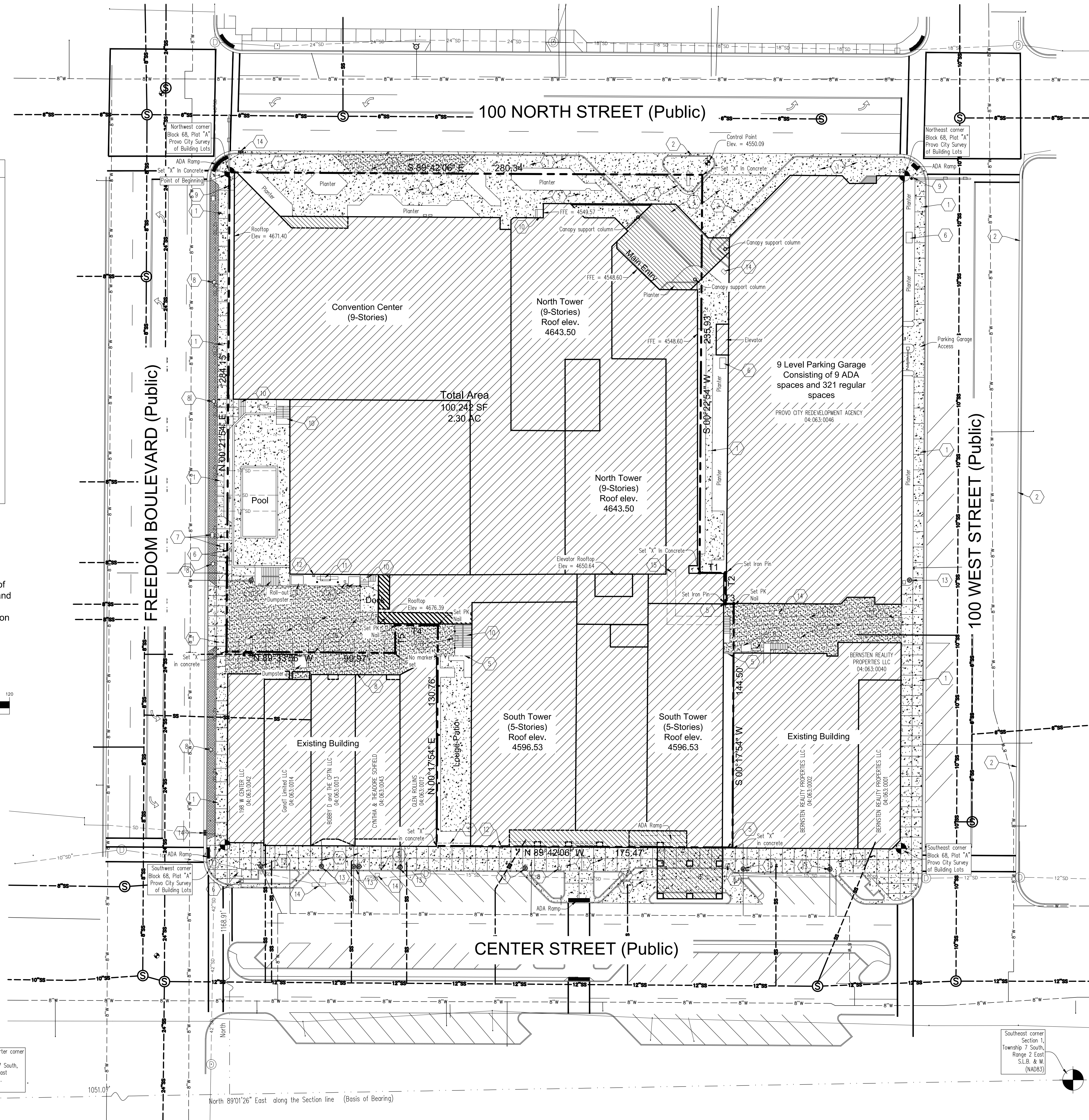
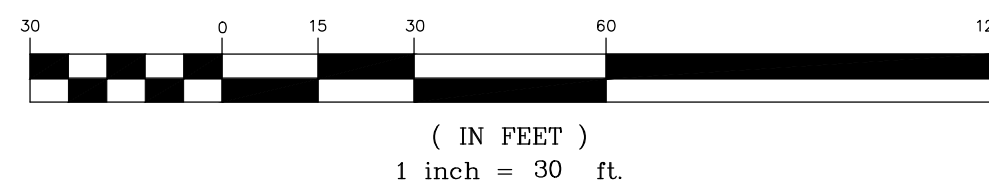
### Legend

Symbol	Description
—	Parcel Boundary Line
- - -	Street Boundary Line
- - -	Existing improvements
- x -	Existing fence line (type noted on drawing)
[Hatched Box]	BUILDING AREA
[Hatched Box]	BUILDING OVERHANG AREA
[Dotted Box]	CONCRETE
[Stippled Box]	ASPHALT PAVING
[Cross-hatched Box]	STAMPED CONCRETE
⊕	Water Meter (size noted on plan)
⊕	Fire Hydrant
⊕	Sanitary Sewer Manhole
⊕	Storm Drain Manhole
□	Storm Drain Box

#### Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

#### GRAPHIC SCALE



- Keyed Notes:
- 1 Existing concrete sidewalk.
  - 2 Existing concrete curb and gutter.
  - 3 Existing asphalt paving.
  - 4 Existing Concrete paving.
  - 5 Existing Fence.
  - 6 Existing Power Box
  - 7 Existing underground Communications vault
  - 8 Existing Street Light
  - 9 Traffic Light Pole
  - 10 Existing External Stairs
  - 11 Gas Meter
  - 12 Fire Department Connection
  - 13 Water Meter (size unknown)
  - 14 Storm Drain Box
  - 15 Exception 17, ROW Easement
  - 16 Exception 19, Public ROW Easement

Line	Length	Direction
T1	15.34'	S 89°42'06" E
T2	18.28'	S 00°17'54" W
T3	5.03'	S 89°42'06" E
T4	25.22'	N 89°33'56" W
T5	16.50'	S 00°26'04" W

**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

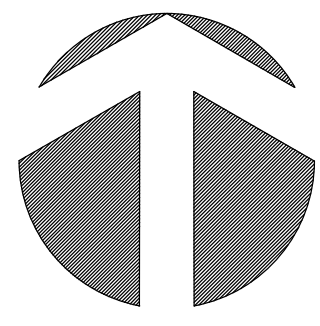
PMH INVESTORS, LLC  
PROPERTY ADDRESS: 101 WEST 100 NORTH  
**ALTANSPS Land Title Survey**  
Utah  
PROVO

No. 147089  
Roger D. Dudley  
STATE OF UTAH

Revisions


Date  
6-16-2023  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L- 14815

Sheet No.  
2 of 3



NORTH  
1" = 30'

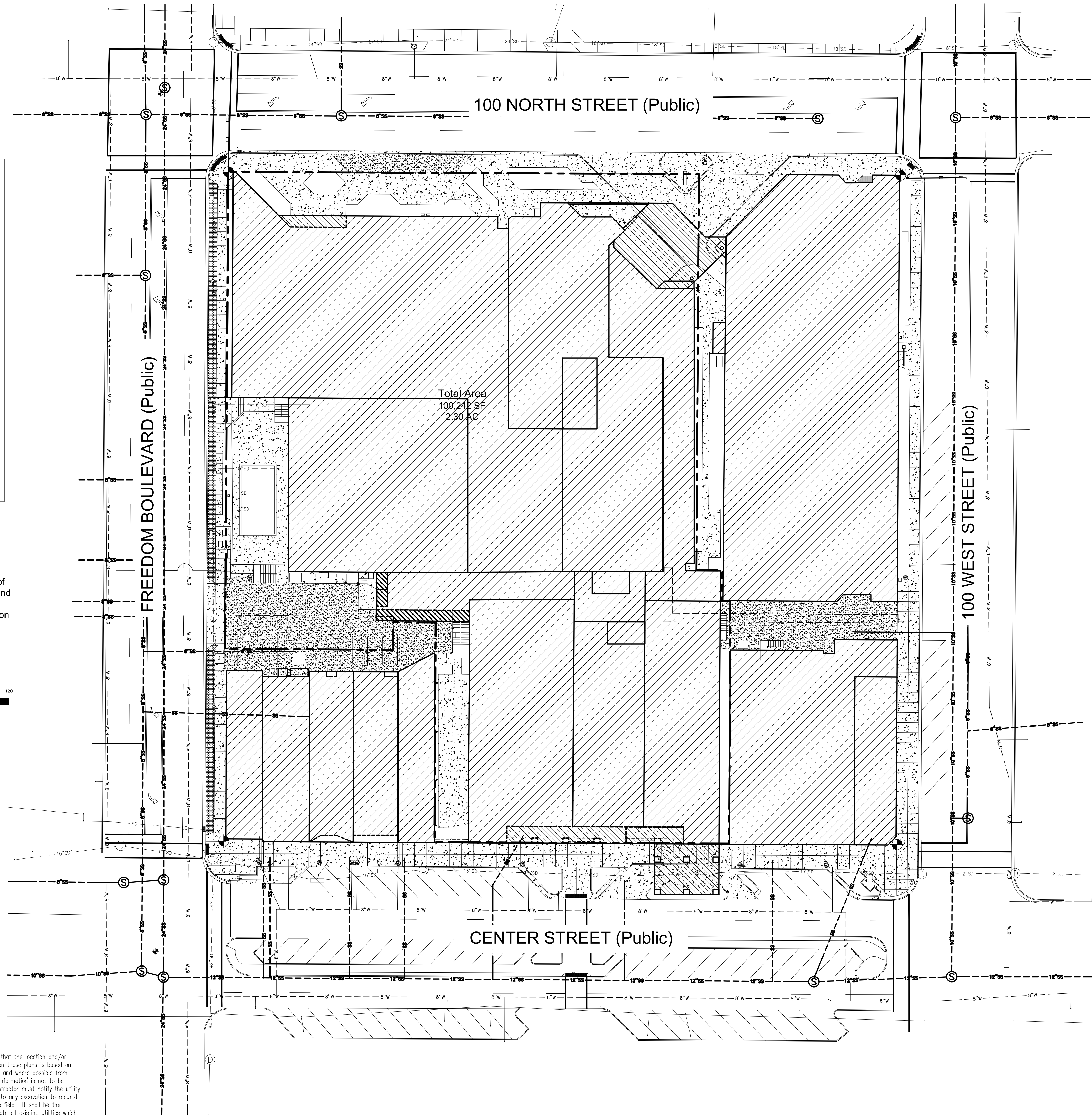
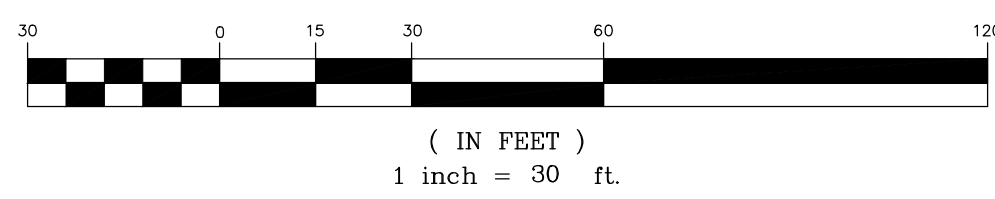
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#### Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

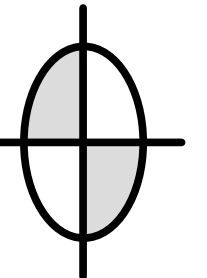
#### GRAPHIC SCALE



#### CAUTION!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

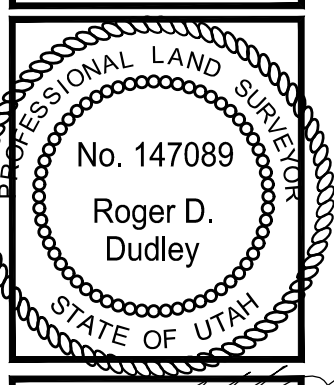
**Know what's below. 811**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
 1-800-662-4111



**DUDLEY AND ASSOCIATES**  
 ENGINEERS PLANNERS SURVEYORS  
 353 EAST 1200 SOUTH, OREM, UTAH  
 801-224-1252

Utah  
**ALTANSPS Land Title Survey**  
 Underground Utility Exhibit

Provo



Revisions

Date  
6-16-2023  
 Scale  
1" = 30'  
 By  
TD  
 Tracing No.  
L - 14815

Sheet No.  
3 of 3