

LEGAL DESCRIPTION (Per Title Report)

Beginning at the West Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°03'25" West, along the section line, 952.09 feet; thence South 89°26'55" East 1047.06 feet; thence North 57°01'05" East 369.75 feet; thence South 89°26'55" East 143.18 feet to a point on the Southerly right-of-way line of Highway 40; thence South 37°59'20" East, along said highway right-of-way, 139.01 feet; thence South 25°35'15" West 208.26 feet; thence South 38°35'11" East 213.84 feet; thence North 53°06'40" East 29.74 feet; thence South 67°46'00" East 49.38 feet; thence North 52°00'40" East 130.00 feet to a point on the Southerly right-of-way line of Highway 40; thence South 37°59'20" East, along said right-of-way line, 253.52 feet to the Northwesterly boundary line of the Lake Creek Ranch Development Corporation property; thence along said Northwesterly boundary the following three (3) courses and distances: (1) South 57°51'29" West 291.08 feet; (2) thence South 55°27'32" West 467.07 feet; (3) thence South 00°06'31" West 133.70 feet along said Northerly line of the Greenfield Townhomes Subdivision; thence South 89°51'14" West 1324.94 feet along said Northerly boundary line and the Northerly boundary line of Heber Landing Subdivision to the Point of Beginning.

LESS AND EXCEPTING the following:
A parcel of land being part of an entire tract located in the Southwest Quarter of the Northwest Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, the boundary lines of said parcel are describe as follows:

Beginning at the West Quarter of said Section 8, said Quarter Corner being located at Engineers Station 32+22.07, 0.57 feet left of the control line for the Utah Department of Transportation Project F-LC51 (10); thence North 00°03'21" West 952.09 feet along the West line of said Section 8 to the Northwest corner of said entire tract; thence South 89°26'55" East 143.18 feet along the North line of said entire tract; thence South 00°06'31" West 133.70 feet; thence South 00°01'41" East 676.29 feet to the South line of said entire tract, said South line also being the East-West center quarter section line of said Section 8; thence South 89°51'19" West 38.57 feet along said South line to the Point of Beginning.

LEGAL DESCRIPTION (As Surveyed)

Beginning at a point being South 89°43'02" East 38.57 feet from the West Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°02'33" West 951.91 feet; thence South 89°26'55" East 1008.25 feet; thence North 57°01'05" East 369.75 feet; thence South 89°26'55" East 143.18 feet to a point on the Southerly right-of-way line of Highway 40; thence South 37°59'20" East, along said highway right-of-way, 139.01 feet; thence South 25°35'15" West 208.26 feet; thence South 38°35'11" East 213.84 feet; thence North 53°06'40" East 29.74 feet; thence South 67°46'00" East 49.38 feet; thence North 52°00'40" East 130.00 feet to a point on the Southerly right-of-way line of Highway 40; thence South 37°59'20" East, along said right-of-way line, 253.52 feet to the Northwesterly boundary line of the Lake Creek Ranch Development Corporation property; thence along said Northwesterly boundary the following three (3) courses and distances: (1) South 57°51'29" West 291.08 feet; (2) thence South 55°27'32" West 467.07 feet; (3) thence South 00°06'31" West 133.99 feet to the Northerly line of the Greenfield Townhomes Subdivision; thence South 89°51'14" West 1286.38 feet along said Northerly boundary line and the Northerly boundary line of Heber Landing Subdivision Phase 2 and the Northerly boundary line of Heber Landing Subdivision Phase 1 to the Point of Beginning.

Contains 1,551,251 Sq. Ft. or 35.61 Acres.

SCHEDULE B - SECTION 2 - EXCEPTIONS

Exceptions 1 - 10, 16, and 18 - 20 are not survey matters and are not shown. Exception 17 is Intentionally deleted by Title Company.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether of not appearing in the Public Records or listed in Schedule B. The company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Survey findings: Affects subject property, not shown on plat)

12. Claim, right, title or interest to water or water rights whether or not shown by the public records. (Survey findings: Affects subject property, not shown on plat)

13. Agreement for Change of Access Openings by and between the State Road Commission of Utah and Turner Building Supply, a corporation of the State of Utah, dated July 14, 1971 and recorded August 18, 1971 as Entry No. 95508 in Book 75 at Page 274. (Survey findings: Affects subject property, not enough information to plot, not shown)

14. Notice of Interest wherein Wasatch County Special Service Area No. 1 has an unrecorded easement across said property by virtue of an Easement Agreement between Turner Building Supply Inc. and Wasatch County Special Service Area No. 1 dated December 15, 1998, recorded April 26, 1999 as Entry No. 213299 in Book 421 at Page 465.

Notice of Location of Easement, dated April 6, 2006 and recorded August 8, 2006 as Entry No. 305755 in Book 879 at Page 783.

Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way in favor of Central Utah Water Conservancy District, a body corporate and politic of the State of Utah, dated April 13, 2015 and recorded April 28, 2015 as Entry No. 411327 in Book 1128 at Page 164. (Survey findings: Affects subject property, approximate location shown, see notes)

15. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject property. (Survey findings: Affects subject property, not shown)

Comments

Boundary Lines Were established from recovered section monuments and from various records of survey.
Legal Description From information supplied by client in the Title Reports.
Easements Plottable easements are shown from an owner supplied Title Report. Non-plottable ones are noted on the survey. Because our service is limited to reporting on easement locations, we strongly recommend legal counsel be retained to report on title papers in there entirety.
Title Report First American Title Insurance Company, File No. 93727_AH, with an effective date of June 9, 2017 at 7:30 A.M.

○ - Indicates Title Report Exception No. shown on plat.

Basis of Bearing The basis of bearing for this survey is South 00°06'01" East, between found monuments at the West Quarter Corner and the Southwest Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base & Meridian.

Area Based upon measured bearings and distances as shown hereon, the Area is:
Parcel No. 00-0009-2101 1,550,880 Sq. Ft. = 35.60 Acres.

Parking No parking on subject property.

Notes There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent earth moving, building construction, or building additions.

No wetland markers were observed.

Owner = Megco Partners LLC, an Arizona limited liability company.

Address = 1550 S. Highway 40, Heber, Ut. 84032

No zoning report or letter was provided.

The south adjoining subdivision's (Heber Landing Phase 1 & 2) placed holding existing rivets marking lot line extensions.
Exception 14 is shown as approximate. There is not enough information to accurately place the irrigation line. Paint marking the location of the irrigation line was used. Excavation or pot holing would be required if the exact location is needed.

LEGEND

| | |
|-------|-------------------------|
| ○ | BOUNDARY CORNER |
| ● | POWER POLE |
| ■ | STORM DRAIN INLET |
| ⊙ | SEWER MANHOLE |
| ⊕ | STORM DRAIN MANHOLE |
| ■ | STORM DRAIN CATCH BASIN |
| -x- | CHAIN LINK FENCE |
| - - - | LOT LINE |
| — | OVERHEAD POWER LINE |
| ⊕ | WATER MANHOLE |
| ⊕ | POWER METER |
| ⊕ | LIGHT POLE |
| ⊕ | ELECTRIC JUNCTION BOX |
| ⊕ | POWER TRANSFORMER |
| ⊕ | WATER VALVE |
| ⊕ | SIGN |
| ⊕ | FIRE HYDRANT |
| ⊕ | TELEPHONE PEDESTAL |
| ⊕ | BOLLARD |
| ○ | SECTION CORNER |

DATE: 9-21-17
DRAWN BY: [Signature]
SCALE: 1"=100'
PROJECT NUMBER: 8DBUJ010100

ALTA/NSPS SURVEY
TURNER MILL
HEBER CITY, UTAH

P S O M A S
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

| | | | |
|----------|-----|-----|-----|
| DESIGNED | SRV | SRV | CEA |
| DRAFTED | | | |
| CHECKED | | | |

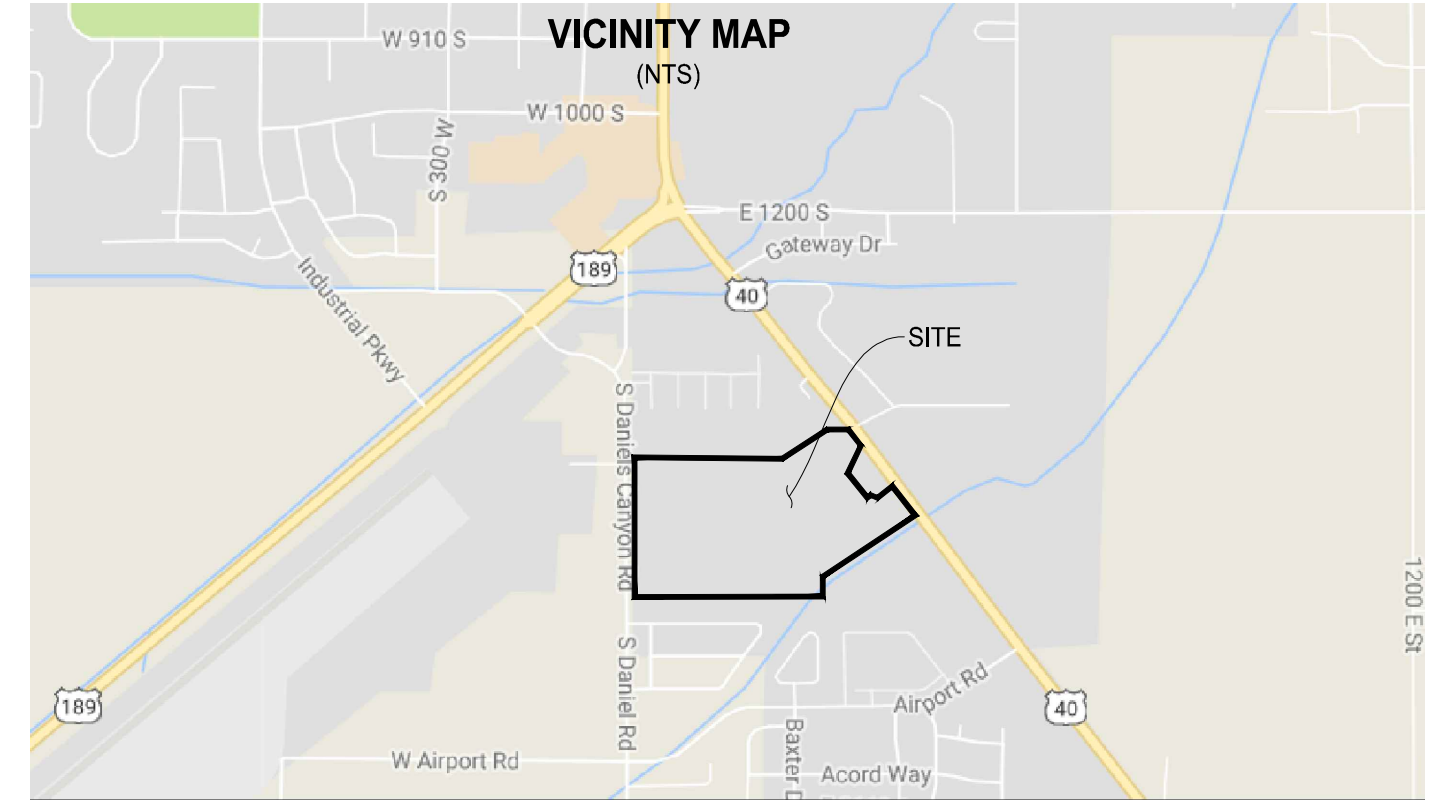
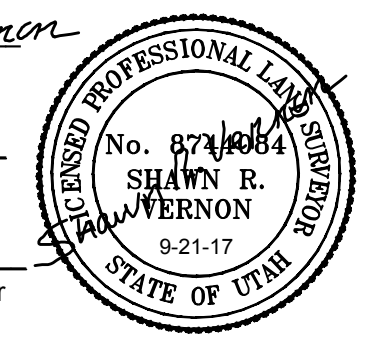
SHEET 1 of 1

SURVEYOR'S CERTIFICATION

To: Dusty Baker Urban Communities, LLC, a Wyoming limited liability company, Megco Partners, LLC, an Arizona limited liability company and First American 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, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 8, 11 and 19 of Table A thereof. The field work was completed on September 3, 2017

Date of Plat or Map: September 21, 2017
 Dated: September 21, 2017 *Shawn R. Vernon*
 Signature of Surveyor
 Shawn R. Vernon
 Name of Surveyor
 8744084
 Registration/License Number



LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N53°06'40"E | 29.74' |
| L2 | S67°46'00"E | 49.38' |



LOCATED NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN