

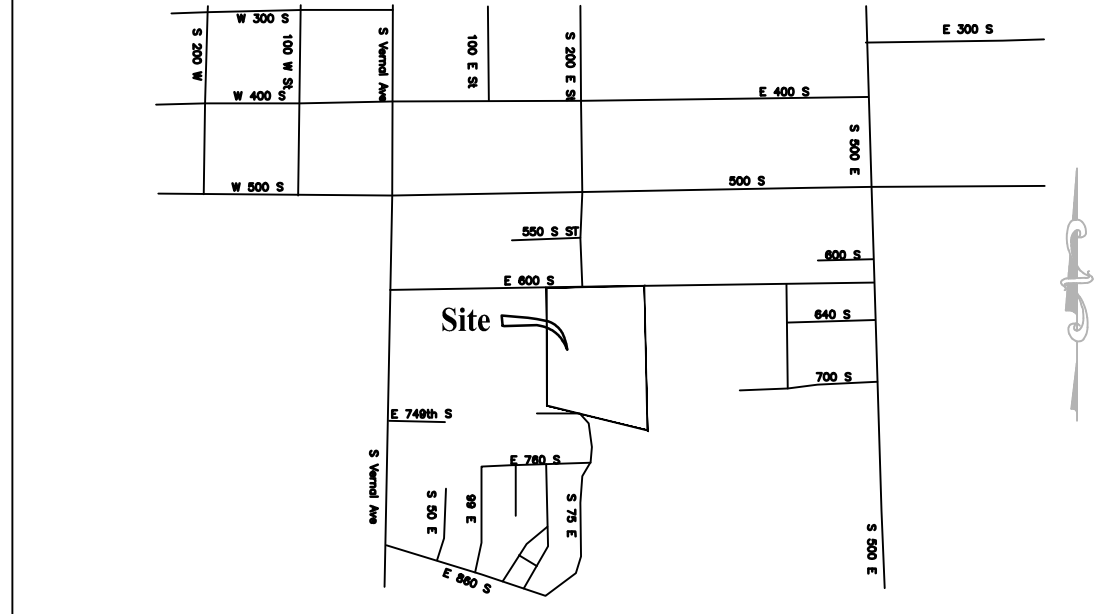
**ITEMS CORRESPONDING TO SCHEDULE B-II**

10. All easements and rights of way as shown on the Ashley Creek Village Plat, recorded November 22, 2010 as Entry No. 201000962 in Book 1213 at Page 604 of Official Records. (SHOWN HEREON)
11. 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. (BLANKET)
12. 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 1286 at Page 183 of Official Records. (PROPERTY LIES WITHIN COMMUNITY DEVELOPMENT)
13. 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 403 of Official Records. (NO PLOTTABLE EASEMENT)

**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 COFFEE 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 E 600 S, PUBLIC RIGHT-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 CLOSSES MATHEMATICALLY.
12. THERE ARE EASEMENTS LISTED IN THE REFERENCED TITLE COMMITMENT.
13. THERE WERE CLEARLY 319 REGULAR PARKING SPACES & 8 HANDICAP SPACES PRESENT ON PROPERTY.
14. POSTED ADDRESS AT TIME OF SURVEY WAS 210 EAST 600 SOUTH, VERNAL, UTAH.
15. DISTANCE TO NEAREST INTERSECTING STREET: 155' SOUTH S 200 EAST ST & EAST 600 SOUTH

**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-968808-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 4 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.

**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
- CENTERLINE
- 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. 49047C0660D, 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
XXXX2019	FIRST DRAFT		
XXXX2019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

**SIGNIFICANT OBSERVATIONS**

NO SIGNIFICANT OBSERVATIONS AT TIME OF SURVEY

**LEGAL**

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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**

For  
**Vernal Ut Apartments**  
NV5 Project No. 201906020, 001  
210 East 600 South, Vernal, UT 84078

**BASED UPON TITLE COMMITMENT NO. NCS-968808-SLC1  
OF FIRST AMERICAN TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF OCTOBER 15, 2019 @ 8:00 A.M.**

**Surveyor's Certification**

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

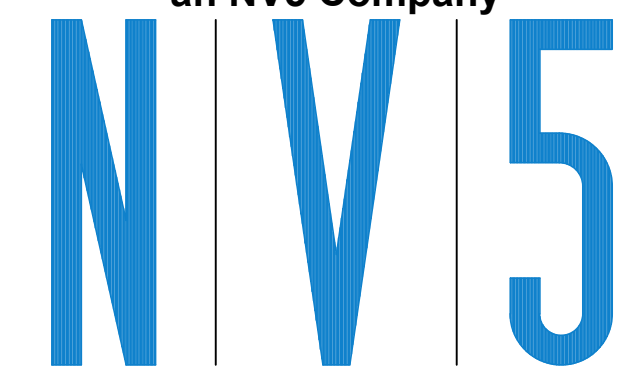
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6a, 6b, 7a, 7b,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



JASON D. LEVANEN  
REGISTRATION NO. 9272125  
IN THE STATE OF UTAH  
DATE OF FIELD SURVEY: DECEMBER 6, 2019  
DATE OF LAST REVISION: DECEMBER 20, 2019  
NETWORK PROJECT NO. 201906020-001 CMP

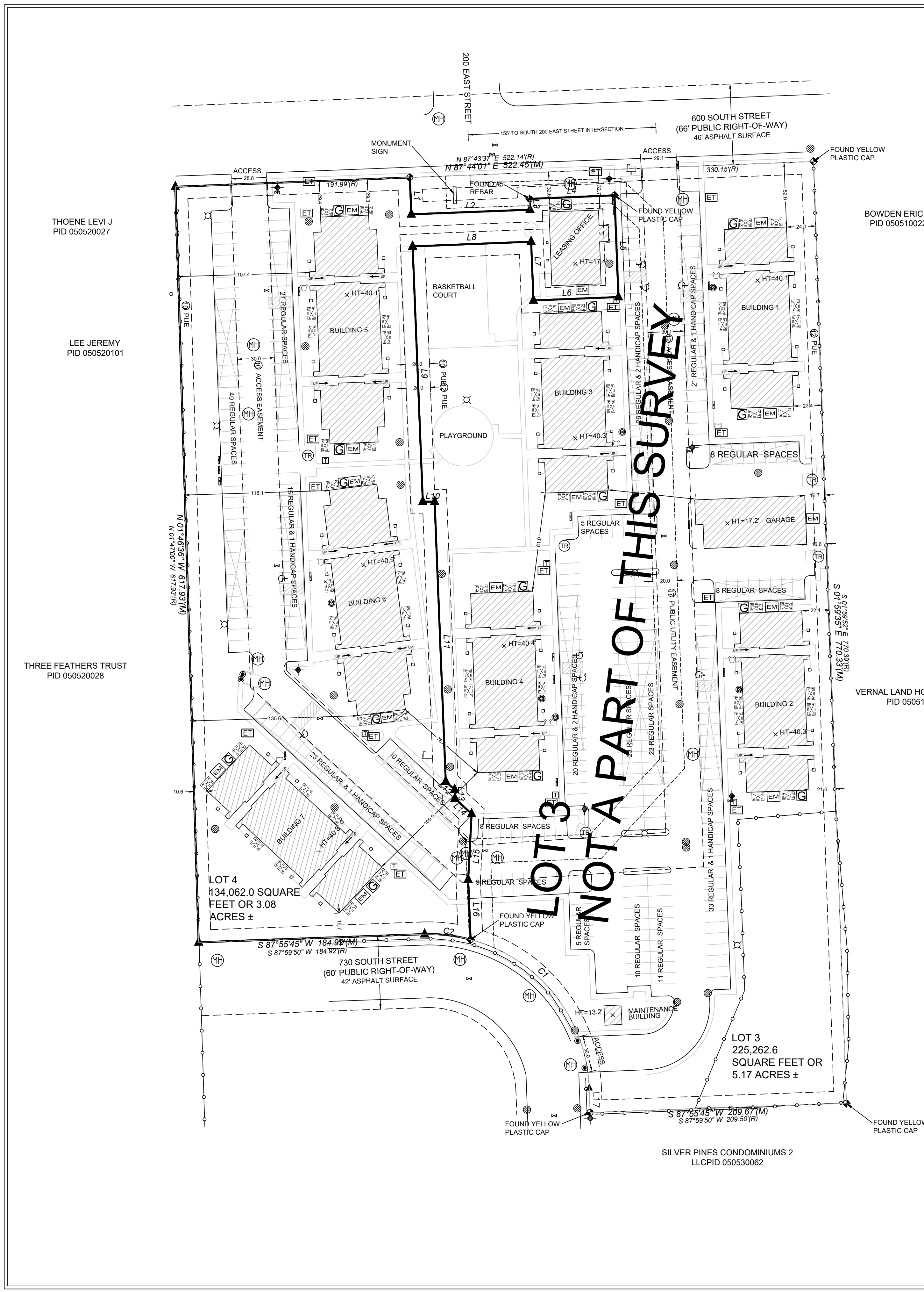
SHEET 1 OF 2

**Bock & Clark Corporation**  
an NV5 Company



**Transaction Services 1-800-SURVEYS (787-8397)**  
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[www.BockandClark.com](http://www.BockandClark.com) [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.NV5.com](http://www.NV5.com)

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NOT A PART OF THIS SURVEY

**CURVE TABLE**

CURVE	ARC LENGTH	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)

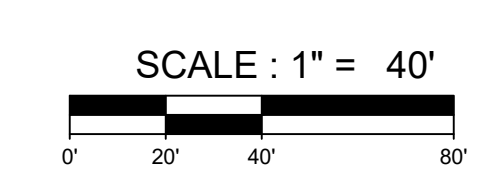
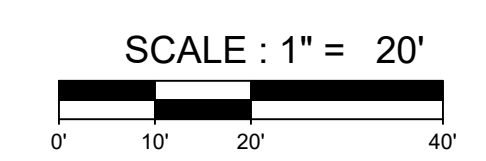
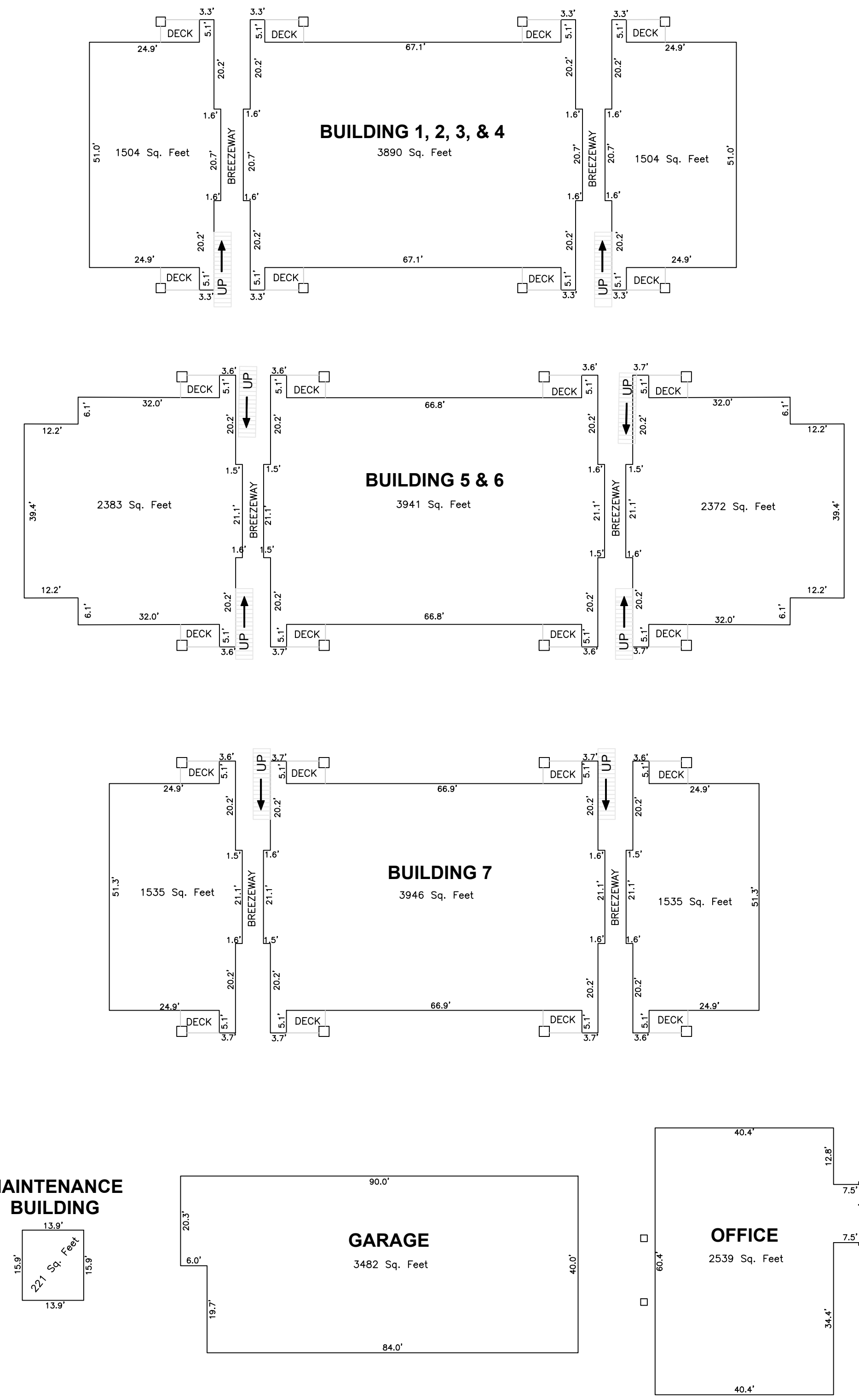
**CURVE TABLE (RECORD)**

CURVE	ARC LENGTH	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	LINE BEARING	DISTANCE
L1	S 02°11'25" E 30.07'(M)	L1	S 02°16'57" E 30.00'(R)
L2	N 87°49'09" E 97.19'(M)	L2	N 87°43'37" E 96.96'(R)
L3	N 02°10'51" W 8.90'(M)	L3	S 02°16'23" E 8.88'(R)
L4	S 87°35'35" W 69.45'(M)	L4	N 87°43'37" E 69.62'(R)
L5	S 02°18'22" E 83.26'(M)	L5	S 02°18'23" E 83.25'(R)
L6	S 87°43'38" W 69.63'(M)	L6	N 87°43'37" E 69.62'(R)
L7	N 02°16'22" W 48.07'(M)	L7	S 02°16'23" E 48.06'(R)
L8	S 87°43'38" W 96.96'(M)	L8	N 87°43'37" E 96.95'(R)
L9	S 02°16'56" E 208.78'(M)	L9	S 02°16'57" E 208.78'(R)
L10	S 89°59'59" E 9.70'(M)	L10	N 90°00'00" E 9.70'(R)
L11	S 02°16'22" E 229.01'(M)	L11	S 02°16'23" E 228.98'(R)
L12	S 47°18'22" E 9.80'(M)	L12	S 47°18'23" E 9.80'(R)
L13	S 02°18'22" E 7.18'(M)	L13	S 02°18'23" E 7.18'(R)
L14	S 47°18'22" E 18.62'(M)	L14	S 47°18'23" E 18.62'(R)
L15	S 03°00'38" W 53.84'(M)	L15	S 03°00'37" W 53.83'(R)
L16	S 02°16'31" E 49.13'(M)	L16	S 02°16'32" E 49.12'(R)
L17	S 02°06'30" E 20.08'(M)	L17	S 02°02'25" E 20.09'(R)

### BUILDING DETAIL



SHEET 2 OF 2

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**VERNAL UT APARTMENTS**  
 DATE OF FIELD SURVEY: DECEMBER 2-6, 2019  
 NETWORK PROJECT NUMBER: 201906020-001  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
www.bockandclark.com mayhelpyou@bockandclark.com www.NV5.com

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