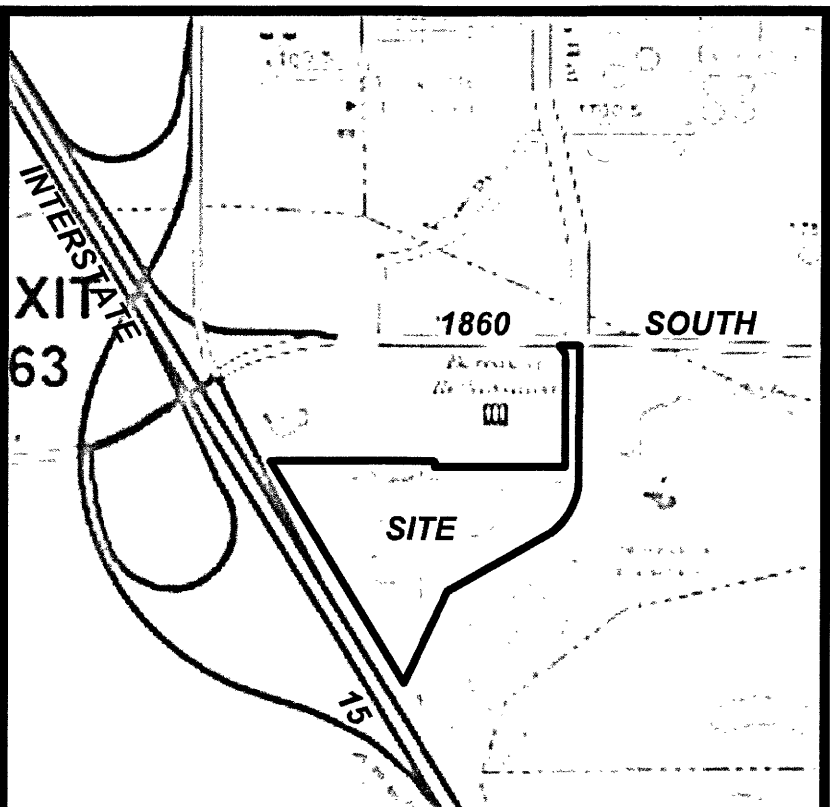




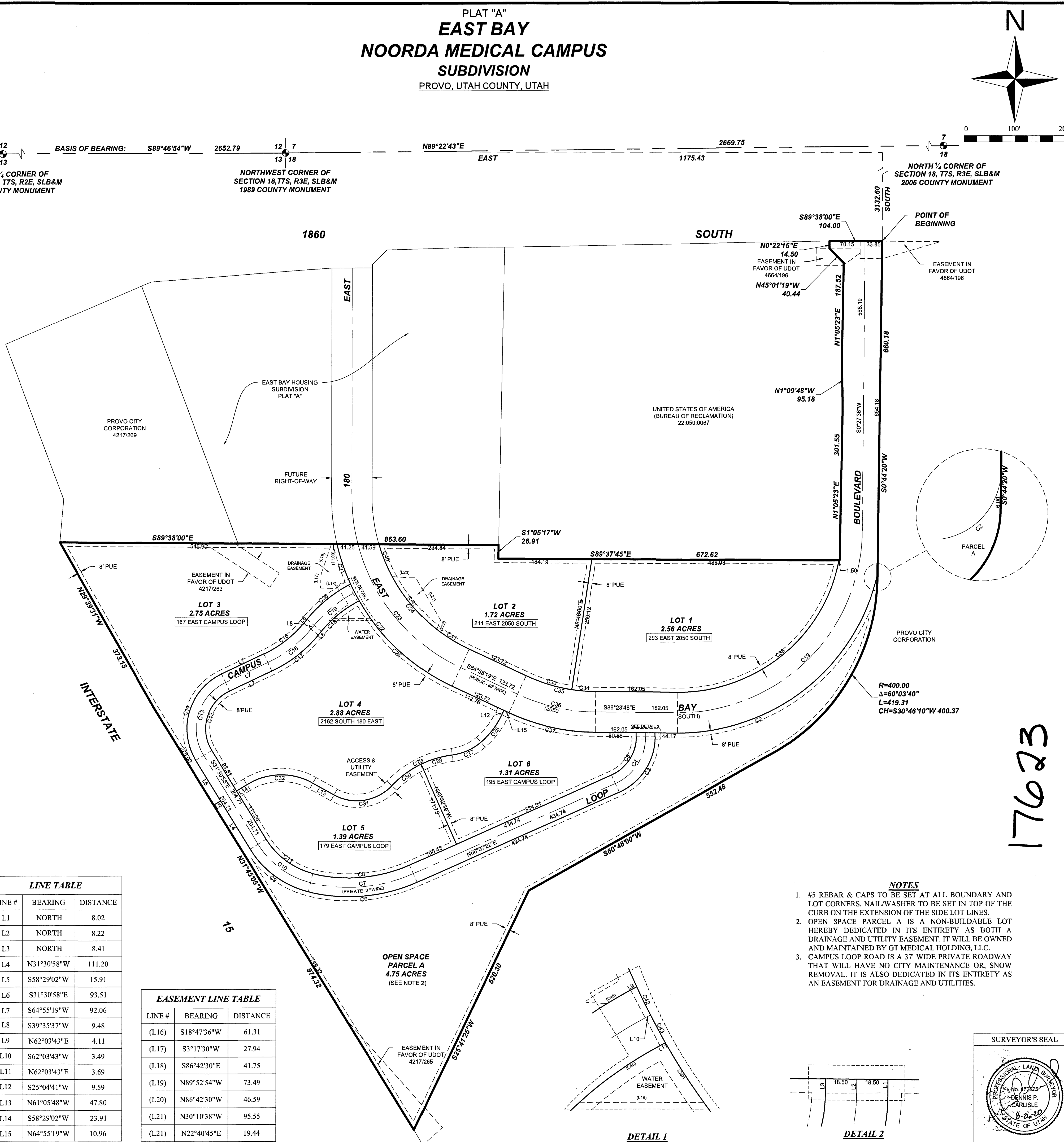
VICINITY MAP

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C2	400.00	77°44'18"	542.72	S51°44'03"W 502.04
C3	118.50	66°07'22"	136.76	S33°03'41"W 129.29
C4	100.00	66°07'22"	115.41	N33°03'41"E 109.11
C5	81.50	66°07'22"	94.06	N33°03'41"E 88.92
C6	332.50	37°44'41"	219.04	S84°59'42"W 215.10
C7	314.00	37°44'41"	206.85	N84°59'43"E 203.13
C8	295.50	37°44'41"	194.67	N84°59'43"E 191.17
C9	187.10	44°36'59"	145.70	N53°49'27"W 142.04
C10	168.60	44°36'59"	131.29	S53°49'27"E 128.00
C11	150.10	44°36'59"	116.88	S53°49'27"E 113.95
C12	81.50	96°26'17"	137.18	S16°42'11"W 121.55
C13	100.00	96°26'17"	168.32	S16°42'10"W 149.14
C14	118.50	96°26'17"	199.45	S16°42'10"W 176.73
C15	227.00	25°19'42"	100.35	S52°15'28"W 99.53
C16	245.50	25°19'42"	108.53	S52°15'28"W 107.64
C17	264.00	25°19'42"	116.70	S52°15'28"W 115.76
C18	236.00	22°28'06"	92.55	S50°49'40"W 91.95
C19	254.50	22°28'06"	99.80	S50°49'40"W 99.16
C20	273.00	22°28'06"	107.06	S50°49'40"W 106.37
C21	411.00	11°34'37"	83.05	S18°54'59"E 82.90
C22	411.00	51°47'38"	371.53	S39°01'30"E 359.01
C23	371.00	50°18'24"	325.74	S39°46'07"E 315.38
C24	331.00	48°26'43"	279.87	N40°41'57"W 271.61
C25	411.00	35°03'25"	251.47	N47°23'37"W 247.57
C26	158.00	24°47'31"	68.37	S37°28'26"W 67.83
C27	108.00	33°00'00"	62.20	S66°22'12"W 61.35
C28	195.50	18°53'34"	64.46	S73°25'25"W 64.17
C29	195.50	39°43'00"	135.52	S63°00'42"W 132.82
C30	195.50	20°49'26"	71.05	S53°33'55"W 70.66
C31	94.00	75°45'00"	124.28	S81°01'42"W 115.42
C32	129.00	60°25'10"	136.03	S88°41'37"W 129.82
C33	331.00	16°18'45"	94.24	N73°04'41"W 93.92
C34	331.00	8°09'44"	47.15	N85°18'56"W 47.11
C35	331.00	24°28'29"	141.39	S77°09'34"E 140.32
C36	371.00	24°28'29"	158.48	S77°09'34"E 157.28
C37	411.00	24°28'29"	175.56	N77°09'33"W 174.23
C38	320.00	79°31'31"	444.15	S50°50'26"W 409.35
C39	360.00	90°08'36"	566.39	N45°31'54"E 509.75
C40	331.00	11°53'49"	68.73	N22°25'30"W 68.61
C41	331.00	13°00'40"	75.17	S58°24'59"E 75.00
C42	411.00	2°34'51"	18.51	S25°59'43"E 18.51
C43	411.00	2°34'46"	18.50	N28°34'32"W 18.50
C44		NOT	USED	

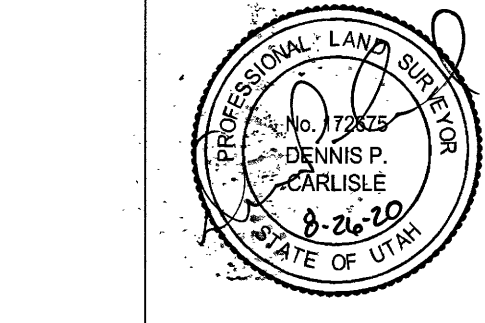
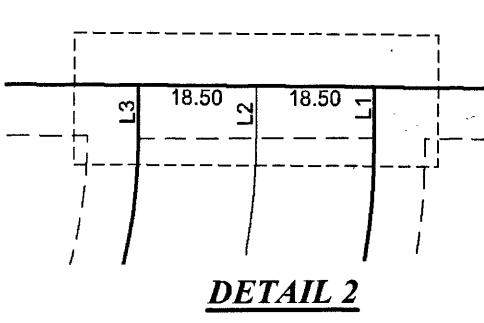
EASEMENT CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
(C45)	273.00	3°21'33"	16.01	N60°22'57"E 16.00
(C46)	236.00	14°07'59"	58.21	S54°59'43"W 58.07
(C47)	411.00	5°50'16"	41.88	S32°47'03"E 41.86
(C48)	331.00	23°32'15"	135.98	S40°08'32"E 135.02

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	NORTH	8.02
L2	NORTH	8.22
L3	NORTH	8.41
L4	N31°30'58"W	111.20
L5	S58°29'02"W	15.91
L6	S31°30'58"E	93.51
L7	S64°55'19"W	92.06
L8	S39°35'37"W	9.48
L9	N62°03'43"E	4.11
L10	S62°03'43"W	3.49
L11	N62°03'43"E	3.69
L12	S25°04'41"W	9.59
L13	N61°05'48"W	47.80
L14	S58°29'02"W	23.91
L15	N64°55'19"W	10.96

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
(L16)	S18°47'36"W	61.31
(L17)	S3°17'30"W	27.94
(L18)	S86°42'30"E	41.75
(L19)	N89°52'54"W	73.49
(L20)	N86°42'30"W	46.59
(L21)	N30°10'38"W	95.55
(L21)	N22°40'45"E	19.44



- NOTES
- #5 REBAR & CAPS TO BE SET AT ALL BOUNDARY AND LOT CORNERS. NAIL/WASHER TO BE SET IN TOP OF THE CURB ON THE EXTENSION OF THE SIDE LOT LINES.
 - OPEN SPACE PARCEL A IS A NON-BUILDABLE LOT HEREBY DEDICATED IN ITS ENTIRETY AS BOTH A DRAINAGE AND UTILITY EASEMENT. IT WILL BE OWNED AND MAINTAINED BY GT MEDICAL HOLDING, LLC.
 - CAMPUS LOOP ROAD IS A 37' WIDE PRIVATE ROADWAY THAT WILL HAVE NO CITY MAINTENANCE OR, SNOW REMOVAL. IT IS ALSO DEDICATED IN ITS ENTIRETY AS AN EASEMENT FOR DRAINAGE AND UTILITIES.



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

August 26, 2020
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 13, Township 7 South, Range 2 East, and the SW1/4 of Section 18, Township 7 South, Range 3 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows: Beginning at a point on the southerly line of EAST BAY PUD Plat "S", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located East 1,175.43 feet and South 3,132.60 feet from the Northwest Corner of said Section 18, T7S, R3E, S.L.B. & M. (Basis of Bearing: S89°46'54"W along the Section line between the Northwest Corner of said Section 18 and the North 1/4 Corner of Section 13, T7S, R2E, S.L.B. & M.); thence S0°44'20"W 660.18 feet; thence along the arc of a 400.00 foot radius curve to the right 419.31 feet through a central angle of 60°03'40" (chord: S30°46'10"W 400.37 feet); thence S60°48'00"W 552.48 feet; thence S25°41'25"W 520.30 feet to the easterly right-of-way line of Interstate 15; thence along said right-of-way the following 2 (two) courses and distances: N31°45'05"W 974.32 feet; thence N29°39'31"W 373.15 feet to the southwest corner of that Real Property described in Deed Book 4217 Page 269 of the Official Records of Utah County; thence S89°38'00"E 863.60 feet along said deed and also along that Real Property described in Deed Entry No. 75340:2018 of the Official Records of Utah County to the westerly line of that Real Property described in an Exchange of Real Property, Deed Entry No. 85550:2010 of the Official Records of Utah County; thence along the parcels described in said deed the following 7 (seven) courses and distances: S1°05'17"W 26.91 feet; thence S89°37'45"E 672.62 feet; thence N1°05'23"E 301.55 feet; thence N1°09'48"W 95.18 feet; thence N1°05'23"E 187.52 feet; thence N45°01'19"W 40.44 feet; thence N0°22'15"E 14.50 feet to the southerly line of said Plat; thence S89°38'00"E along said Plat 104.00 feet to the point of beginning. Contains: 22.13 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED, OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND EASEMENTS AS SET FORTH HEREAFTER KNOWN AS:

EAST BAY NOORDA MEDICAL CAMPUS SUBDIVISION

AND DO HEREBY DEDICATE THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS 26th DAY OF August, A.D. 2020.

Gregory A. Stuart
GT MEDICAL HOLDINGS, LLC (SIGNATURE)

BY: *Gregory A. Stuart* (PRINTED NAME)

ITS: *Manager*

CORPORATE ACCEPTANCE

STATE OF UTAH ss. COUNTY OF Utah

ON THIS 26th DAY OF August, 2020 PERSONALLY APPEARED BEFORE ME *Gregory A. Stuart* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF GT MEDICAL HOLDINGS, LLC AND THAT SAID DOCUMENT WAS SIGNED BY ITS BOARD OF DIRECTORS, AND SAID Manager ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/01/2022

Ekaterina Agafya Lee
Notary Public, State of Utah
Commission # 702643
My Commission Expires On October 01, 2022

RESIDING IN Utah COUNTY

Ekaterina Agafya Lee
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY MAYOR

THE MAYOR OF THE CITY OF PROVO CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 31 DAY OF March, A.D. 2021.

APPROVED BY MAYOR - *Michelle Kaufusi*
MICHELLE KAUFUSI

APPROVED BY CITY ENGINEER
Amiee Cook
ATTEST BY CLERK - RECORDER (see seal below)

DEVELOPMENT SERVICES DIRECTOR APPROVAL

APPROVED THIS 30th DAY OF March, A.D. 2021, BY THE PROVO CITY COMMUNITY DEVELOPMENT DIRECTOR.

DIRECTOR - BILL PEPPERONE *Bill Pepperone*

PLAT "A" EAST BAY NOORDA MEDICAL CAMPUS SUBDIVISION

PROVO, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	UTAH COUNTY RECORDER

U25228
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
GT MEDICAL HOLDINGS, LLC
545 WEST 500 SOUTH, SUITE 120
BOUNTIFUL, UT 84010

ENT 92555:2018 PG 1 of 2
Jeffery Smith
Utah County Recorder
2018 Sep 26 03:45 PM FEE 13.00 BY SW
RECORDED FOR Aspen Title
ELECTRONICALLY RECORDED

WARRANTY DEED

PROVO CITY CORPORATION, a municipal corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at 351 West Center Street

Grantor,

of Provo, County of Utah, State of Utah
hereby CONVEYS and WARRANTS to

GT MEDICAL HOLDINGS, LLC, a Utah Limited Liability Company

Grantee,

of Bountiful, County of Davis, State of Utah,

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the following tract of land in the County of Utah, State of Utah, to-wit

See Attached Exhibit "A"

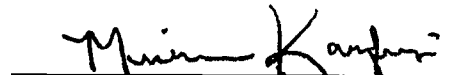
pt.22-050-0065
22-050-0066

WITNESS the hand of said grantor, this 25 day of September, 2018

Attest:

Provo City Corporation


Amanda Ercanbrack, City Recorder


Michelle Kaufusi, Mayor



STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the 26th day of September, 2018, personally appeared before me Michelle Kaufusi, who being by me duly sworn did say that she is the Mayor of Provo City Corporation, a Municipal Corporation, and that she executed the within instrument on behalf of said corporation by authority of a resolution of City Council and duly acknowledged to me that the said corporation/city council executes the same.



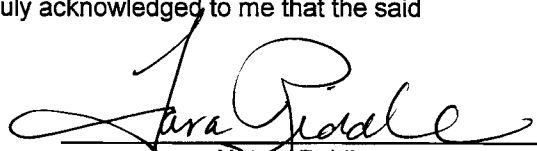

Tara Riddle
Notary Public

EXHIBIT A

A portion of the SE1/4 of Section 13, Township 7 South, Range 2 East, and the SW1/4 of Section 18, Township 7 South, Range 3 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point on the southerly line of EAST BAY PUD Plat "S", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°38'00"W along said Plat 25.97 feet from the southeast corner of said Plat, said point is also located East 1,175.43 feet and South 3,132.60 feet from the Northwest Corner of Section 18, T7S, R3E, S.L.B. & M.; thence S0°44'20"W 660.18 feet; thence along the arc of a 400.00 foot radius curve to the right 419.31 feet through a central angle of 60°03'40" (chord: S30°46'10"W 400.37 feet); thence S60°48'00"W 552.48 feet; thence S25°41'25"W 520.30 feet to the easterly right-of-way line of Interstate 15; thence along said right-of-way the following 2 (two) courses and distances: N31°45'05"W 974.32 feet; thence N29°39'31"W 373.15 feet to the southwest corner of that Real Property described in Deed Book 4217 Page 269 of the Official Records of Utah County; thence S89°38'00"E 863.60 feet along said deed and also along that Real Property described in Deed Book 4480 Page 460 of the Official Records of Utah County to the westerly line of that Real Property described in an Exchange of Real Property described in Deed Entry No. 85550:2010 of the Official Records of Utah County; thence along the parcels described in said deed the following 7 (seven) courses and distances: S1°05'17"W 26.91 feet; thence S89°37'45"E 672.62 feet; thence N1°05'23"E 301.55 feet; thence N1°09'48"W 95.18 feet; thence N1°05'23"E 187.52 feet; thence N45°01'19"W 40.44 feet; thence N0°22'15"E 14.50 feet to the southerly line of said Plat; thence S89°38'00"E along said Plat 104.00 feet to the point of beginning.