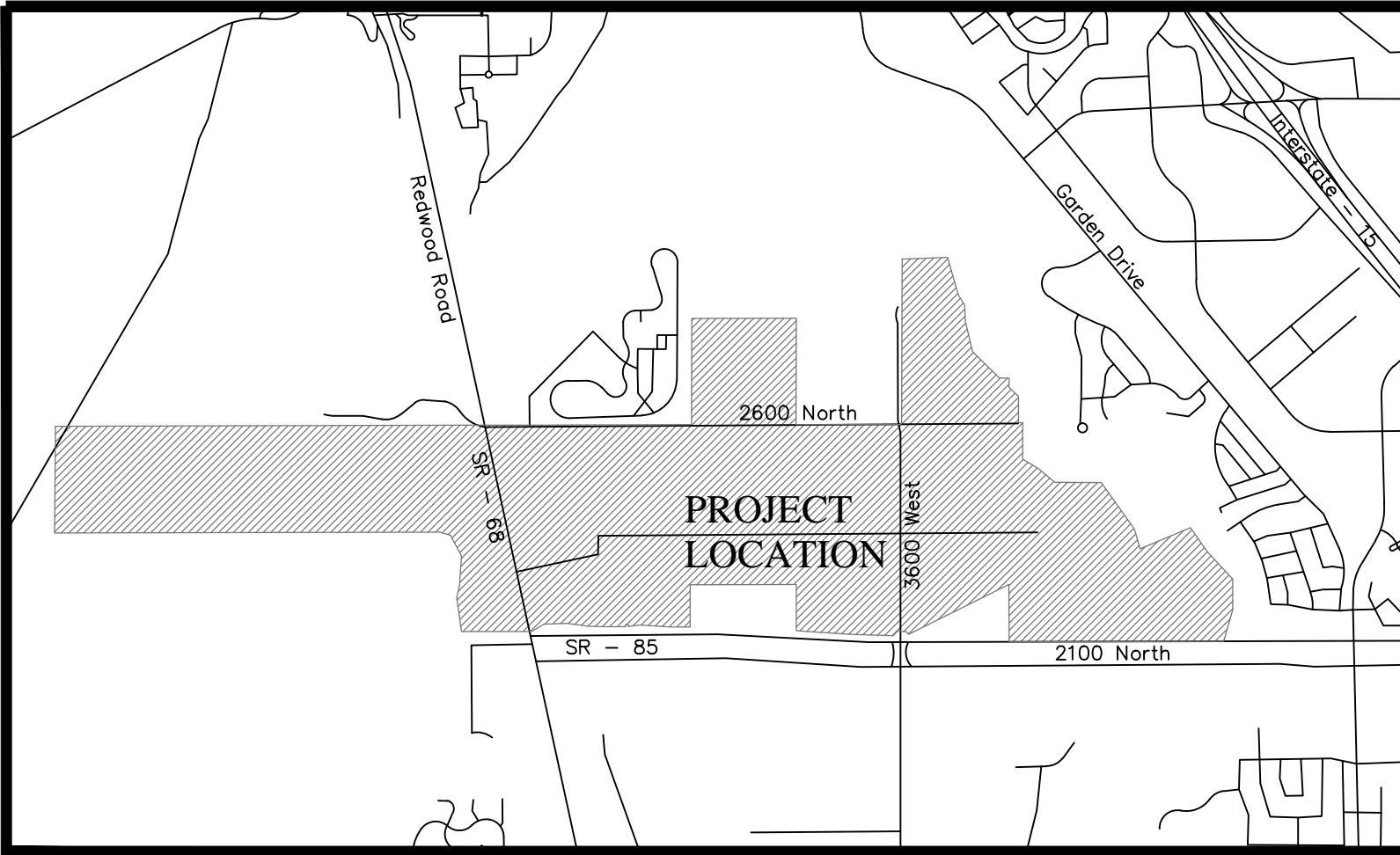
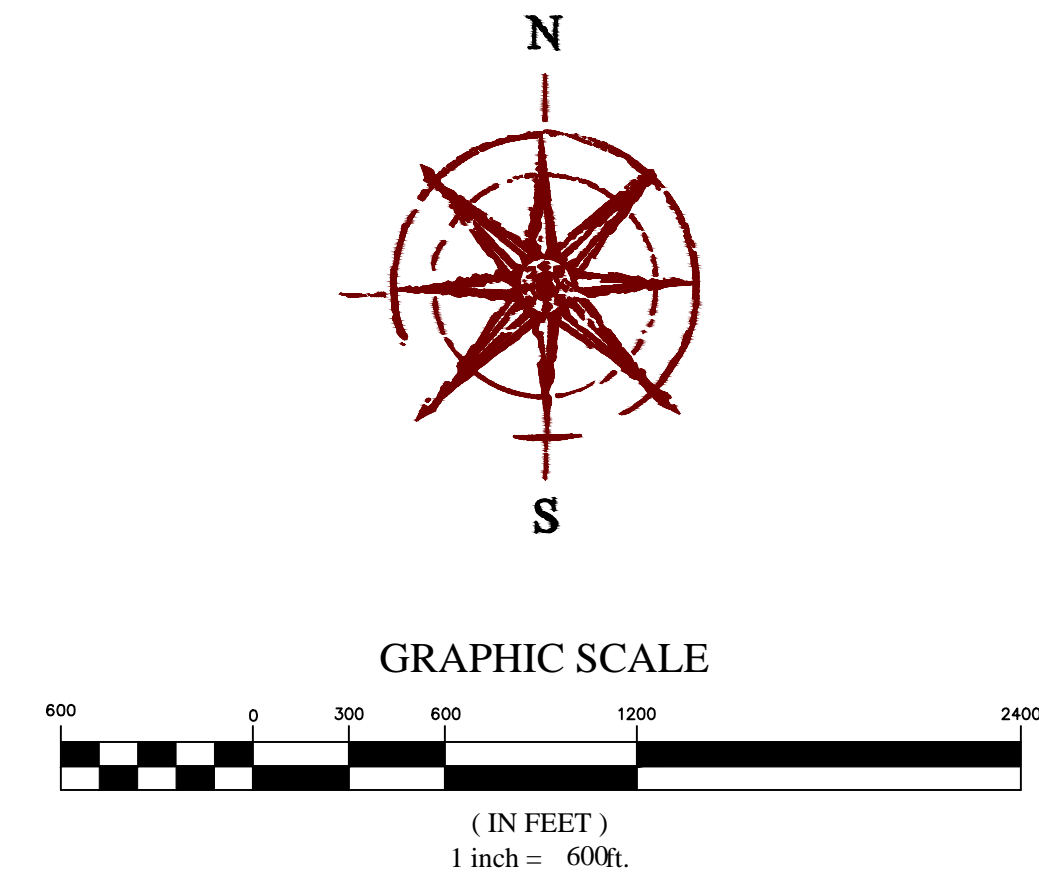


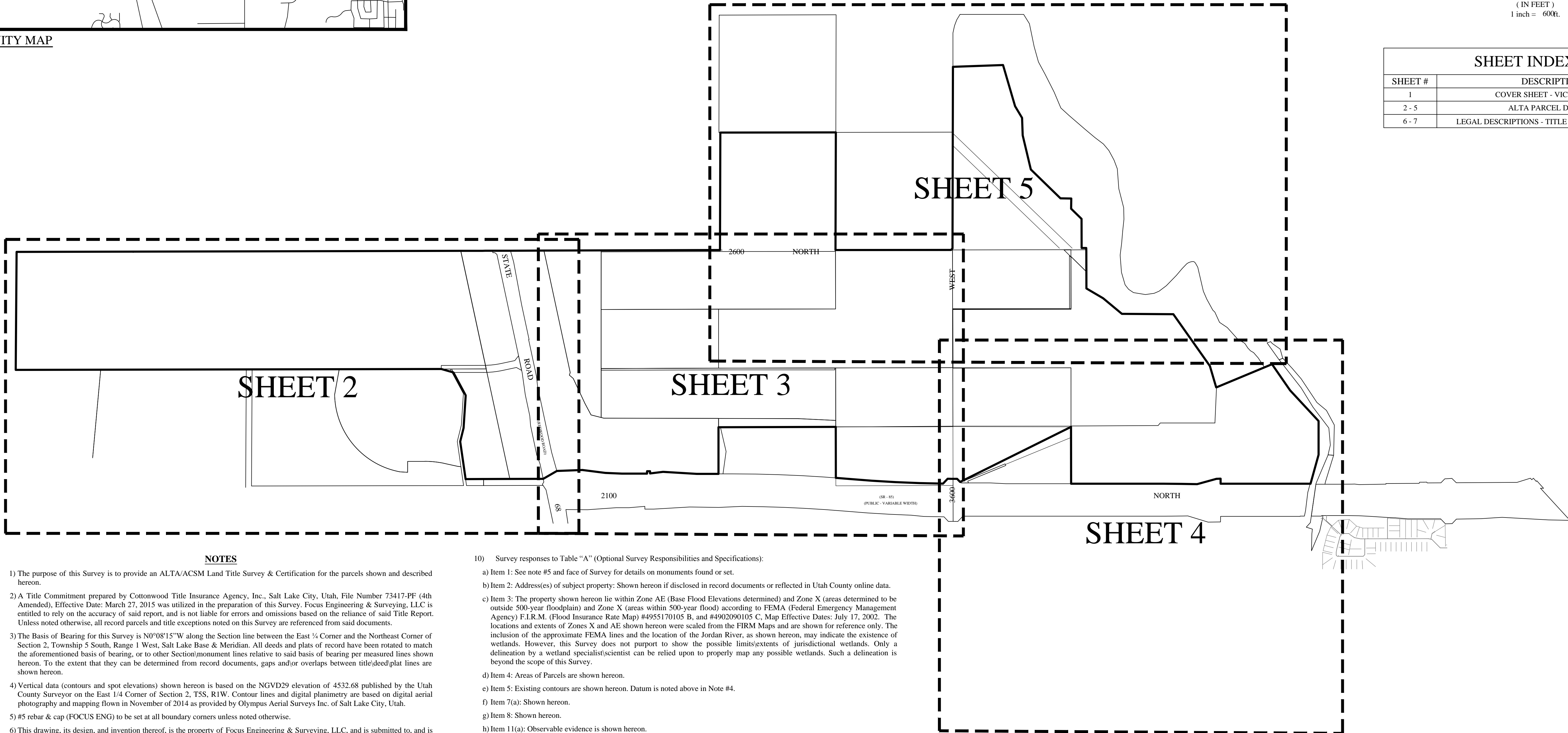
ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
N.T.S.



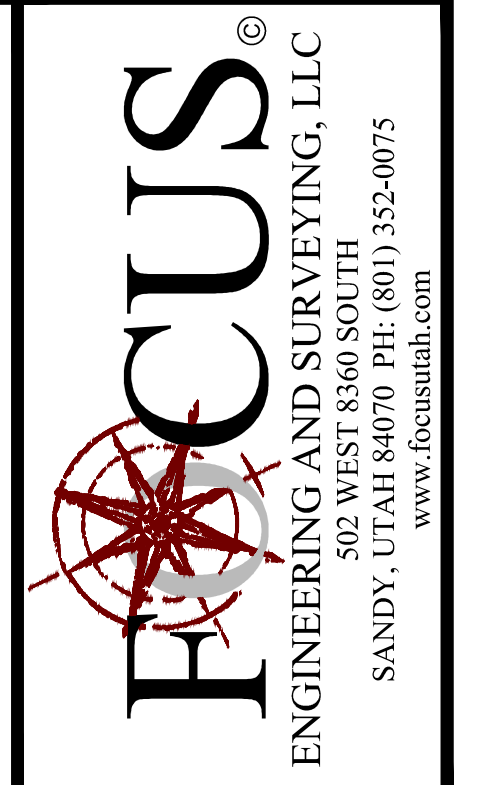
SHEET INDEX	
SHEET #	DESCRIPTION
1	COVER SHEET - VICINITY MAP
2-5	ALTA PARCEL DETAILS
6-7	LEGAL DESCRIPTIONS - TITLE EXCEPTION DETAILS



NOTES

- The purpose of this Survey is to provide an ALTA/ACSM Land Title Survey & Certification for the parcels shown and described hereon.
- A Title Commitment prepared by Cottonwood Title Insurance Agency, Inc., Salt Lake City, Utah, File Number 73417-PF (4th Amended), Effective Date: March 27, 2015 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of said report, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N0°08'15"W along the Section line between the East 1/4 Corner and the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon. To the extent that they can be determined from record documents, gaps and/or overlaps between title/deed/plat lines are shown hereon.
- Vertical data (contours and spot elevations) shown hereon is based on the NGVD29 elevation of 4532.68 published by the Utah County Surveyor on the East 1/4 Corner of Section 2, T5S, R1W. Contour lines and digital planimetry are based on digital aerial photography and mapping flown in November of 2014 as provided by Olympus Aerial Surveys Inc. of Salt Lake City, Utah.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between Focus Engineering & Surveying and its client.
- This drawing and any copy thereof may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by the Surveyor.
 - Dependent monuments and data set, or published by others, and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

- Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - Item 1: See note #5 and face of Survey for details on monuments found or set.
 - Item 2: Address(es) of subject property: Shown hereon if disclosed in record documents or reflected in Utah County online data.
 - Item 3: The property shown hereon lie within Zone AE (Base Flood Elevations determined) and Zone X (areas determined to be outside 500-year Floodplain) and Zone X (areas within 500-year Flood) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) #4955170105 B, and #4902090105 C, Map Effective Dates: July 17, 2002. The locations and extents of Zones X and AE shown hereon were scaled from the FIRM Maps and are shown for reference only. The inclusion of the approximate FEMA lines and the location of the Jordan River, as shown hereon, may indicate the existence of wetlands. However, this Survey does not purport to show the possible limits/extents of jurisdictional wetlands. Only a delineation by a wetland specialist/scientist can be relied upon to properly map any possible wetlands. Such a delineation is beyond the scope of this Survey.
 - Item 4: Areas of Parcels are shown hereon.
 - Item 5: Existing contours are shown hereon. Datum is noted above in Note #4.
 - Item 7(a): Shown hereon.
 - Item 8: Shown hereon.
 - Item 11(a): Observable evidence is shown hereon.
 - Item 13: Shown hereon.
 - Item 16: There is no observed evidence of current earth moving work, building construction or building additions.
 - Item 18: There is no observed evidence of site used as a solid waste dump, sump or sanitary landfill.
- The following record documents were reviewed and/or utilized in the preparation of this Survey:
 - Title Report referenced in Note #2 above.
 - County Ownership Plats for Sections 35 & 36, Township 4 South, Range 1 West, and Sections 1-3, Township 5 South, Range 1 West.
 - Deeds of adjacent property owner(s) as referenced on said Ownership Plats and available from the Office of the Utah County Recorder.
 - NAD83 Resurvey Plats for T4S, R1W and T5S, R1W. Also current Tie Sheets for all Sectional monuments located and referenced hereon.
 - Survey 99-170 prepared by LEI Engineering for Quantum Management.
 - Survey 09-163 & 10-43 prepared by Civil Science for the Utah Data Center.
 - Survey 13-067 prepared by ESI Engineering for UDOT (2100 North right-of-way).
 - Survey 13-113 prepared by Johnson-Frank & Assoc. for U.S. Army Corp of Engineers.
 - Survey 13-139 prepared by Stanley Consultants (Redwood Road right-of-way).
 - Survey 13-200 prepared by LEI Engineering for DAL.



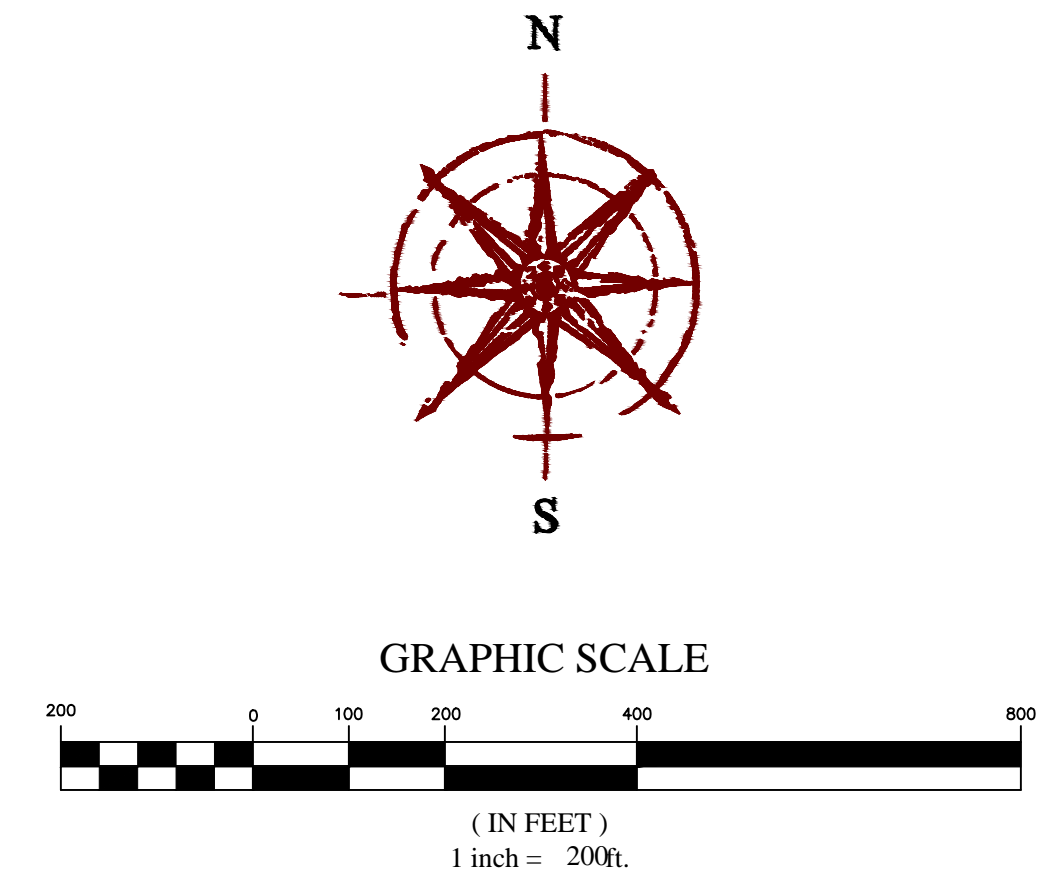
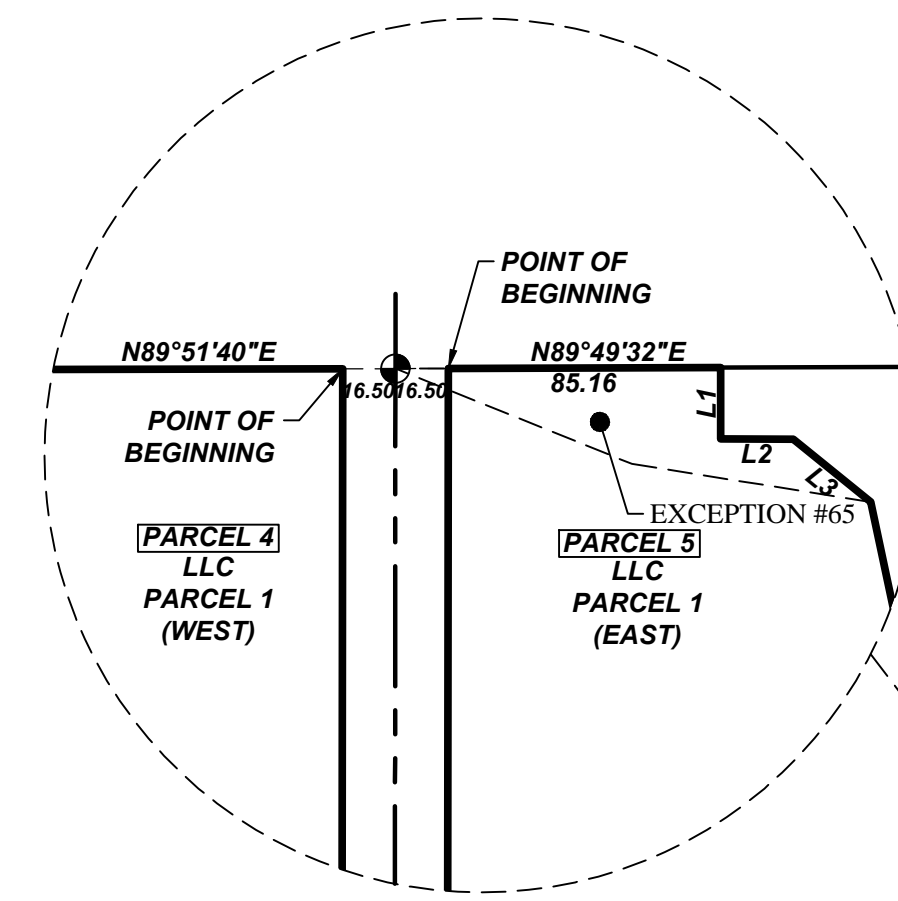
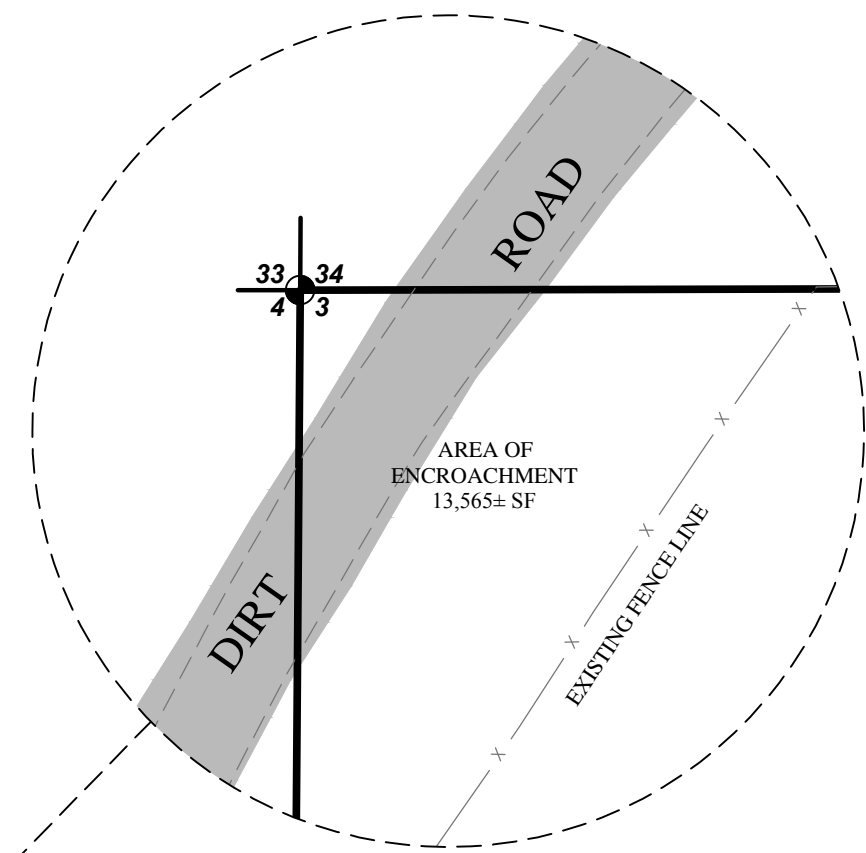
ALTA/ACSM LAND TITLE SURVEY
 LOCATION: SECTIONS 35 & 36, T4S, R1W
 SECTIONS 1-3, T5S, R1W
 LEHI, UTAH
 PROPERTY OF: HF RANCH LC
 PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK	
#	DESCRIPTION
1	DATE: 4/22/15 UPDATED TO NEW TITLE REPORT
2	DATE: 5/28/15 CLIENT/TITLE COMPANY UPDATES
3	DATE: 5/29/15 CLIENT/TITLE COMPANY UPDATES
4	DATE: ***** *****
5	DATE: ***** *****
6	DATE: ***** *****

SURVEYOR'S CERTIFICATE
 To: Ivory Development, LLC; HF Ranch LC; Cottonwood Title Insurance Agency, Inc.:
 This is to certify that these maps (Sheets 1-7 inclusive) and the Survey on which it is based were made under my direction and supervision in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7(a), 8, 11(a), 13, 16, and 18 of Table A thereof.

Date of Map: 4/22/2015
 Date: 4/22/2015
 Professional Land Surveyor Certificate No. 172675
 Drawn: SWL
 Job #: 14-218
 Sheet: 1 OF 7

ALTA/ACSM LAND TITLE SURVEY



FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



LEGEND

(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X	EXIST. FENCE
Ex GAS	EXIST. GAS LINE
Ex FO	EXIST. FIBER OPTICS
CHP	EXIST. OVERHEAD POWER
---	EXIST. EDGE OF ASPHALT
+	SECTION MONUMENT
●	EXIST. R/W MARKER
□	EXIST. SD INLET, MH & COMBO BOX
○	EXIST. SEWER MH
⊕	EXIST. WATER VALVE & WATER METER
⊙	EXIST. FIRE HYDRANT
⊚	EXIST. TELEPHONE MH
⊛	EXIST. IRRIGATION BOX
⊜	EXIST. STREET LIGHT
⊝	EXIST. POWER POLE
+	EXIST. SIGN
+ (XXXXX)	EXIST. SPOT ELEVATION
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
XXXXXX	DEED BOOK/PAGE - UTAH COUNTY RECORDS
XXXX-XXXX	ENTRY No. - YEAR - UTAH COUNTY RECORDS
XX-XXX-XXXX	COUNTY PARCEL No. - UTAH COUNTY RECORDS
(BEARING AND/OR DISTANCE)	RECORD BEARING AND/OR DISTANCE

Line Table			Line Table			Curve Table					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
L1	S0°13'07"W	22.25	L9	S4°16'38"E	111.23	C1	960.00	10°54'38"	182.81	S83°26'02"W	182.53
L2	S89°46'53"E	22.76	L10	S20°33'29"E	101.12	C2	1040.00	1°03'35"	19.24	N88°26'34"E	19.24
L3	S50°54'16"E	31.14	L11	N15°24'22"W	116.94	C3	1040.00	9°56'28"	180.45	N82°56'29"E	180.22
L4	S37°29'45"W	68.65	L12	S15°39'02"E	10.91						
L5	S77°58'22"W	157.32	L13	S19°38'44"W	29.73						
L6	N77°58'22"E	158.65	L14	S49°11'36"E	58.14						
L7	S60°40'46"E	67.78	L22	N6°16'38"W	109.89						
L8	S12°01'39"E	26.56	L23	N77°58'21"E	5.00						

ALTA/ACSM LAND TITLE SURVEY
LOCATION: SECTIONS 35 & 36, T4S, R1W
SECTIONS 1-3, T5S, R1W
LEHI, UTAH
PROPERTY OF: HF RANCH LC
PREPARED FOR: IVORY DEVELOPMENT, LLC

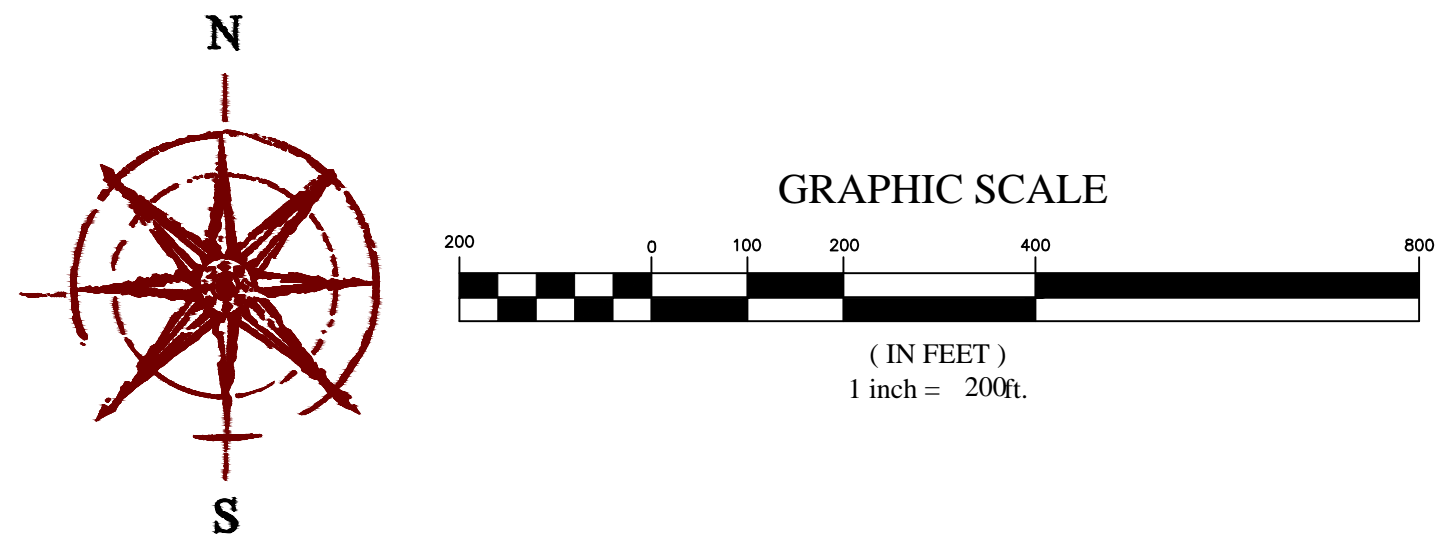
REVISION BLOCK

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2	5/28/15	CLIENT/TITLE COMPANY UPDATES
3	5/29/15	CLIENT/TITLE COMPANY UPDATES
4		
5		
6		

Scale: 1"=200'
Date: 4/22/2015
Sheet: 2 OF 7

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ALTA/ACSM LAND TITLE SURVEY



CALCULATED POSITION OF EAST 1/4 CORNER OF SECTION 35, T4S, R1W, SLB&M (FALLS IN JORDAN RIVER)

WITNESS CORNER FOR 1/4 CORNER 2001 BLM MONUMENT

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C4	14814.50	4°09'41"	1075.96	N87°09'04"W
C5	15185.50	0°30'58"	136.82	N85°19'43"W

Line Table		
LINE	DIRECTION	LENGTH
L4	S37°29'45"W	68.65
L5	S77°58'22"W	157.32
L6	N77°58'22"E	158.65
L7	S60°40'46"E	67.78
L8	S12°01'39"E	26.56
L9	S4°16'38"E	111.23
L10	S20°33'29"E	101.12
L11	N15°24'22"W	116.94
L12	S15°39'02"E	10.91
L13	S19°38'44"W	29.73
L14	S49°11'36"E	58.14
L15	S27°57'59"E	147.18
L16	S75°52'40"E	148.02
L17	S0°04'52"E	73.64
L18	S83°02'09"W	148.09
L19	NORTH	24.56
L20	WEST	34.00
L21	SOUTH	26.63
L22	N6°16'38"W	109.89
L23	N77°58'21"E	5.00
L24	N89°38'26"W	44.53
L25	S43°58'02"W	75.53

- LEGEND**
- (XXXX) EXIST. CONTOUR MAJOR
 - (XXXX) EXIST. CONTOUR MINOR
 - Ex SD EXIST. STORM DRAIN
 - Ex SS EXIST. SANITARY SEWER
 - Ex W EXIST. CULINARY WATER
 - Ex F EXIST. FENCE
 - Ex G EXIST. GAS LINE
 - Ex FO EXIST. FIBER OPTICS
 - OHP EXIST. OVERHEAD POWER
 - EXIST. EDGE OF ASPHALT
 - SECTION MONUMENT
 - EXIST. R/W MARKER
 - EXIST. SD INLET, MH & COMBO BOX
 - EXIST. SEWER MH
 - EXIST. WATER VALVE & WATER METER
 - EXIST. FIRE HYDRANT
 - EXIST. TELEPHONE MH
 - EXIST. IRRIGATION BOX
 - EXIST. STREET LIGHT
 - EXIST. POWER POLE
 - EXIST. SIGN
 - EXIST. SPOT ELEVATION
 - UTAH DEPARTMENT OF TRANSPORTATION DEED BOOK/PAGE - UTAH COUNTY RECORDS
 - XXXX-XXXX CLIENT/TITLE COMPANY UPDATES
 - ENTRY No.-YEAR - UTAH COUNTY RECORDS
 - XX-XXX-XXXX COUNTY PARCEL No. - UTAH COUNTY RECORDS
 - (BEARING AND/OR DISTANCE) RECORD BEARING AND/OR DISTANCE
 - ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 - ZONE X (AREAS WITHIN 500-YEAR FLOOD PLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 - ZONE AE (BASE FLOOD ELEVATIONS DETERMINED).



ALTA/ACSM LAND TITLE SURVEY

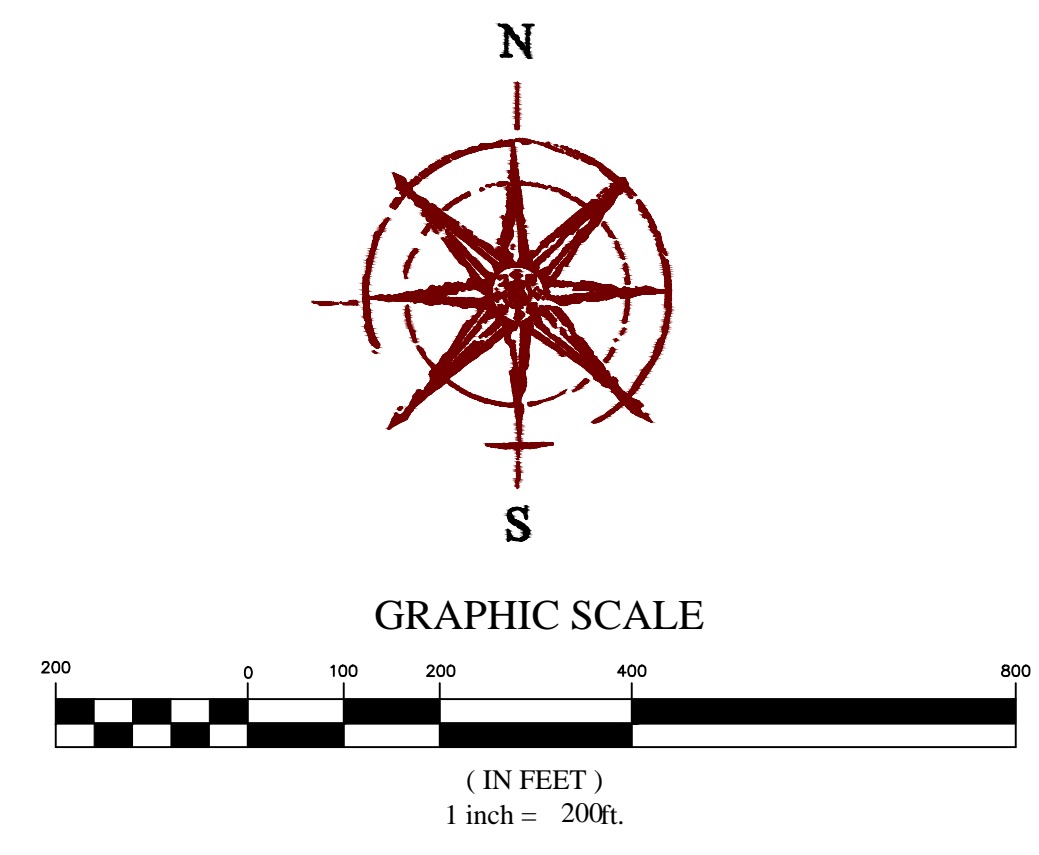
LOCATION: SECTIONS 35 & 36, T4S, R1W
SECTIONS 1-3, T5S, R1W
LEHLI, UTAH

PROPERTY OF: HF RANCH LC
PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK	
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3	DATE: 5/29/15
4	DATE: 5/29/15
5	DATE: 5/29/15
6	DATE: 5/29/15

Scale: 1"=200'
Date: 4/22/2015
Sheet: 3 OF 7

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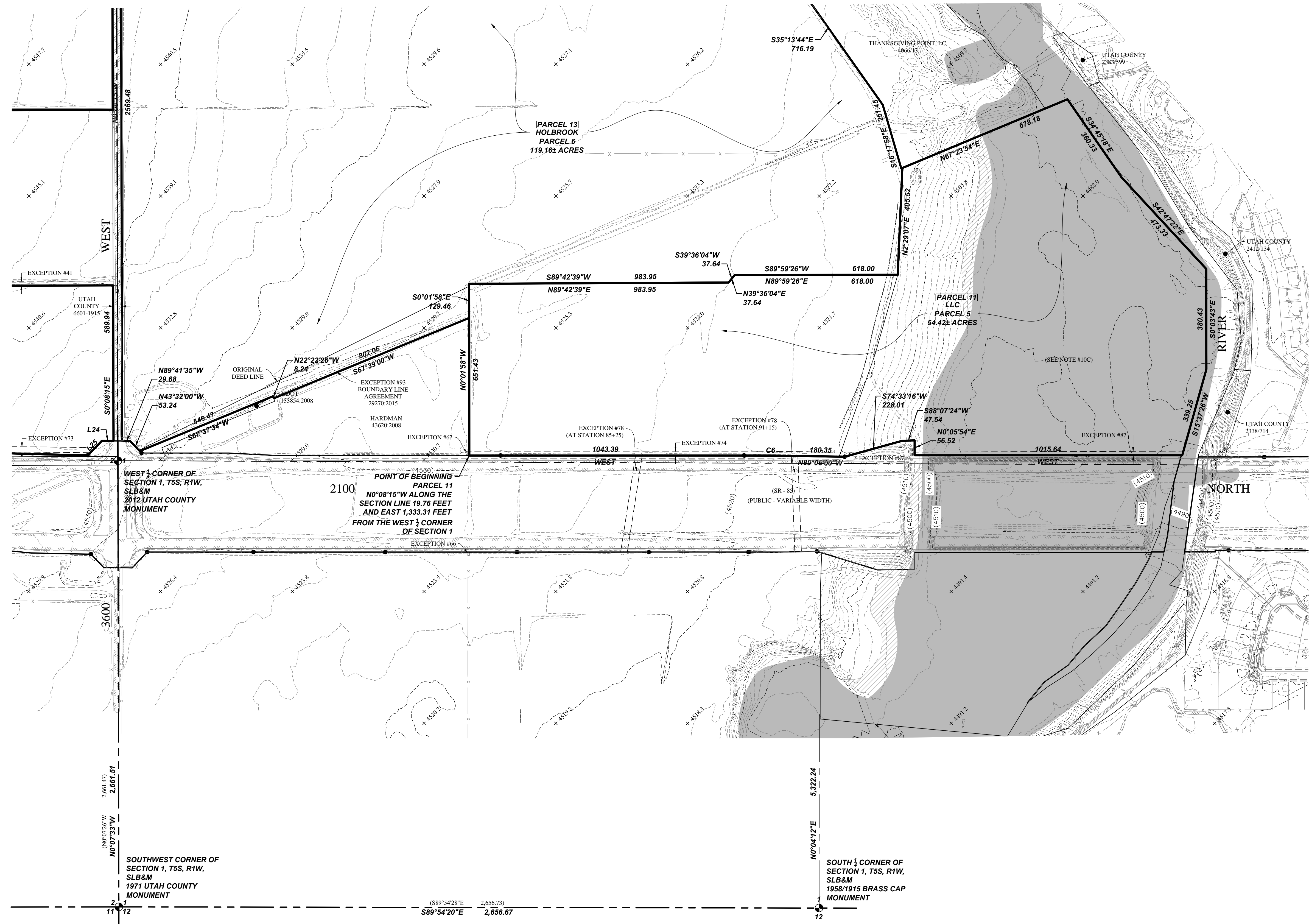


Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	12538.00	0°55'00"	200.62	N89°32'30"W	200.62

Line Table

LINE	DIRECTION	LENGTH
L24	N89°38'26"W	44.53
L25	S43°56'02"W	75.53



LEGEND

---	EXIST. CONTOUR MAJOR
----	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. GAS LINE
---	EXIST. FIBER OPTICS
---	EXIST. OVERHEAD POWER
---	EXIST. EDGE OF ASPHALT
○	SECTION MONUMENT
●	EXIST. R.W MARKER
□	EXIST. SD INLET, MH & COMBO BOX
○	EXIST. SEWER MH
○	EXIST. WATER VALVE & WATER METER
○	EXIST. FIRE HYDRANT
○	EXIST. TELEPHONE MH
○	EXIST. IRRIGATION BOX
○	EXIST. STREET LIGHT
○	EXIST. POWER POLE
○	EXIST. SIGN
○	EXIST. SPOT ELEVATION
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
XXXX-XXXX	DEED BOOK/PAGE - UTAH COUNTY RECORDS
XXXX-XXXX	ENTRY No.-YEAR - UTAH COUNTY RECORDS
XX-XXX-XXXX	COUNTY PARCEL No. - UTAH COUNTY RECORDS
(BEARING AND/OR DISTANCE)	RECORD BEARING AND/OR DISTANCE
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□	ZONE X (AREAS WITHIN 500-YEAR FLOOD PLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.)
□	ZONE AE (BASE FLOOD ELEVATIONS DETERMINED).

ALTA/ACSM LAND TITLE SURVEY

LOCATION: SECTIONS 35 & 36, T4S, R1W
SECTIONS 1-3, T5S, R1W
LEHI, UTAH

PROPERTY OF: HF RANCH LC

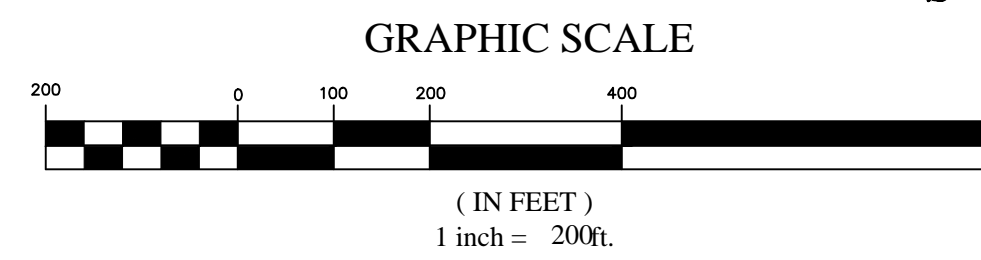
PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK

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6

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ALTA/ACSM LAND TITLE SURVEY

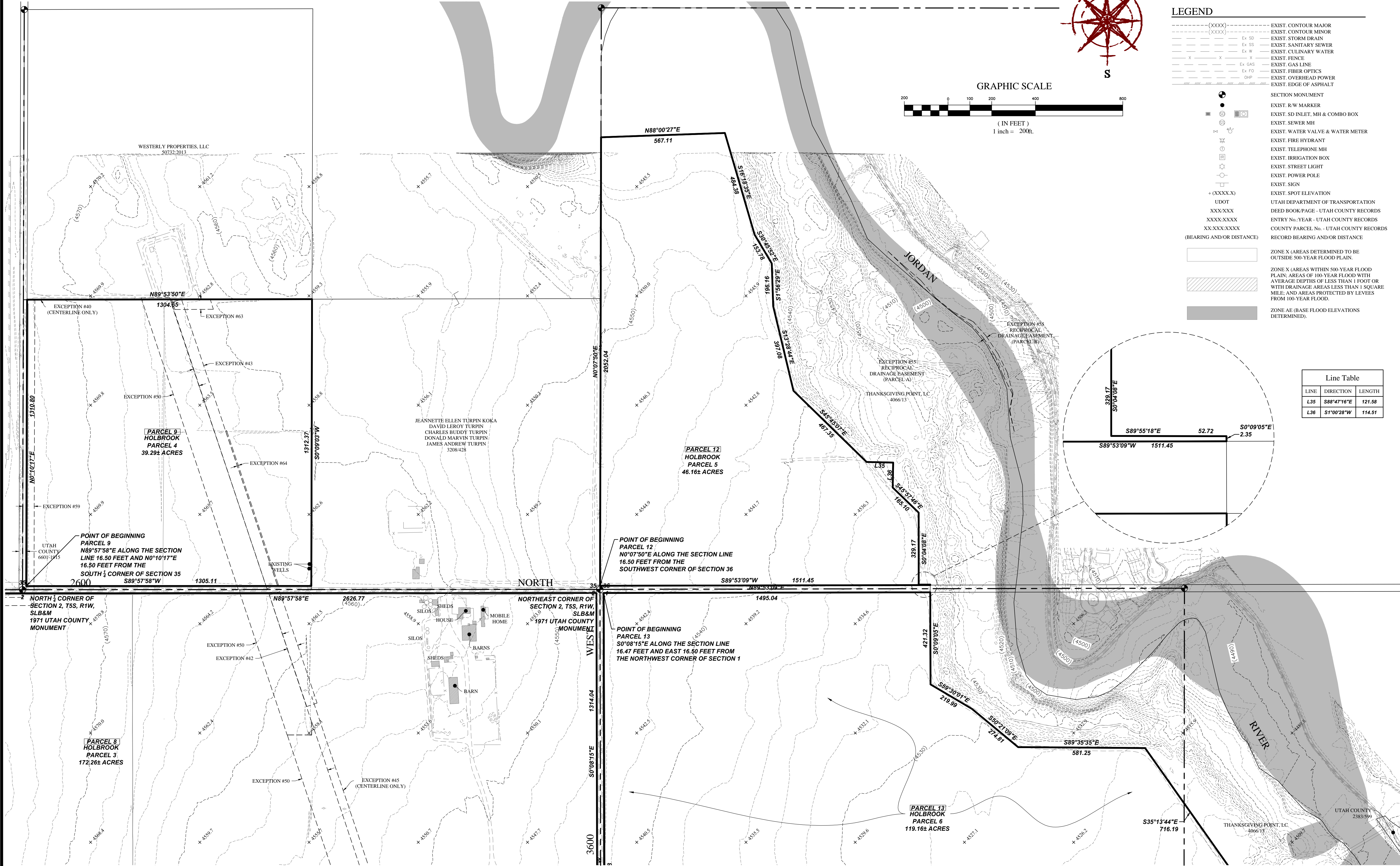


LEGEND

---	EXIST. CONTOUR MAJOR
- - - -	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. GAS LINE
---	EXIST. FIBER OPTICS
---	EXIST. OVERHEAD POWER
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○	EXIST. R/W MARKER
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○	EXIST. FIRE HYDRANT
○	EXIST. TELEPHONE MH
○	EXIST. IRRIGATION BOX
○	EXIST. STREET LIGHT
○	EXIST. POWER POLE
○	EXIST. SIGN
+ (XXXXX)	EXIST. SPOT ELEVATION
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
XXX-XXX	DEED BOOK-PAGE - UTAH COUNTY RECORDS
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■	ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)

Line Table

LINE	DIRECTION	LENGTH
L35	S88°47'16"E	121.58
L36	S1°00'28"W	114.51



ALTA/ACSM LAND TITLE SURVEY

LOCATION: SECTIONS 35 & 36, T4S, R1W
SECTIONS 1-3, T5S, R1W
LEHI, UTAH

PROPERTY OF: HF RANCH LC
PREPARED FOR: IVORY DEVELOPMENT, LLC

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Date: 4/22/2015
Sheet:

2015-04-21 14:21:18 Ivory-Hobbrook ALTA.dwg ALTA 5 of 7.dwg

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTIONS (FROM TITLE REPORT REFERENCED IN NOTE #2)

PARCEL 1: 58-021-0154 and 58-021-0168 (HOLBROOK PARCEL 1)

A portion of that real property described in Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at the Northwest corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°51'33" East along the section line 1,317.36 feet to the West 1/16th Corner between said Section 3, Township 5 South, Range 1 West and Section 34, Township 4 South, Range 1 West; thence North 89°51'42" East along the section line 1,317.36 feet to the North quarter corner of said Section 3; thence North 89°51'40" East along the section line 2,382.69 feet to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South 12°09'54" East along said Deed 1,157.56 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 161.96 feet to the North line of that real property conveyed to the Utah Department of Transportation (UDOT); as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said Deed 462.87 feet; thence South 00°07'33" East along said Deed 40.16 feet to 40 acre (1/16th section line) of said Section 3; thence South 89°52'42" West along said line 4,808.48 feet to the West line of said Section 3; thence North 00°25'59" East along the section line 1,332.74 feet to the point of beginning.

PARCEL 2: 58-021-0170 (HOLBROOK PARCEL 2 (WEST))

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 89.97 feet and West 16.50 feet from the East quarter corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'46" West along said Deed parallel with, and 90.00 feet North of the quarter section line 187.21 feet to the Westerly line of said Deed 26241:2009; thence along said Deed and the Easterly line of the Welby-Jacob Canal the following 4 (four) courses and distances: North 08°05'14" West 427.76 feet; thence North 13°44'46" East 157.83 feet; thence North 03°43'46" East 369.48 feet; thence North 28°11'14" West 293.38 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence North 89°52'33" East along said Deed 325.57 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 1,204.47 feet to the beginning.

Parcel 3: 58-021-0171 (HOLBROOK PARCEL 2 (EAST))

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 90.05 feet and East 16.50 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°03'14" East parallel with, and 16.50 feet Easterly of the section line 1,204.59 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North 01°01'38" West) 19.24 feet through a central angle of 01°03'35" (chord: North 88°26'34" East 19.24 feet) to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South 12°09'54" East along said Deed 1,231.86 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South 89°48'50" West along said Deed parallel with, and 90.00 feet North of the quarter section line 279.95 feet to the point of beginning.

PARCEL 4: 58-021-0172 (LLC PARCEL 1 (WEST))

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 89°51'40" West along the section line 16.50 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said Deed parallel with, and 16.50 feet Westerly of the section line 1,132.16 feet; thence North 12°09'54" West 1,157.56 feet along the Westerly line of said Deed 134469:2008 of the official records of Utah County to the North line of said Section 3; thence North 89°51'40" East along the section line 245.00 feet to the point of beginning.

PARCEL 5: 58-021-0173 (LLC PARCEL 1 (EAST))

A portion of that real property described in Deed Entry No. 134469:2008 and Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601, located North 89°49'32" East along the section line 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East along the section line 85.16 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 4 (four) courses and distances: South 00°13'07" West 22.25 feet; thence South 89°46'53" East 22.76 feet; thence South 50°54'16" East 31.14 feet to a right-of-way marker; thence South 12°01'39" East 1,169.83 feet to the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 3 (three) courses and distances: South 37°29'45" West 68.65 feet; thence South 77°58'22" West 157.32 feet; thence along the arc of a 960.00 foot radius non-tangent curve (radius bears: North 12°01'17" West) 182.81 feet through a central angle of 10°54'38" (chord: South 83°26'02" West 182.53 feet) to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°03'14" East parallel with, and 16.50 feet Easterly of the section line 1,293.99 feet to the point of beginning.
LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 6: 58-021-0135 (LLC PARCEL 2)

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 90.00 feet and North 89°48'50" East 296.46 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 12°09'54" West along the West line of said Deed Entry No. 134469:2008 of the official records 1,231.86 feet to the Southerly line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 2 (two) courses and distances: Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North 02°05'17" West) 180.45 feet through a central angle of 09°56'28" (chord: North 82°56'29" East 180.22 feet); thence North 77°58'22" East 158.65 feet; thence South 60°40'46" East 67.78 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 7 (seven) courses and distances: South 12°01'39" East 26.56 feet to a right-of-way marker; thence South 08°08'16" East 250.62 feet; thence South 12°01'39" East 244.59 feet; thence South 04°16'38" East 111.23 feet to a right-of-way marker; thence South 12°01'39" East 344.57 feet; thence South 20°33'29" East 101.12 feet to a right-of-way marker; thence South 12°01'39" East 172.89 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South 89°48'50" West along said Deed parallel with, and 90.00 feet North of the quarter section line 377.15 feet to the point of beginning.

PARCEL 7: 58-021-0174 (LLC PARCEL 3)

A portion of that real property described in Deed Entry No. 134470:2008, and all of that real property described in Deed Entry No. 134471:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Redwood (SR-68) Road located North 89°49'32" East along the section line 301.42 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East along the section line 376.68 feet to the Westerly line of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 15°39'02" East 28.03 feet; thence South 12°06'53" East 1,382.75 feet; thence South 19°38'44" West 29.73 feet; thence South 49°11'36" East 58.14 feet; thence South 25°05'31" East 311.36 feet; thence South 27°57'59" East 147.18 feet; thence South 75°52'40" East 148.02 feet; thence South 89°53'02" East 2,191.59 feet along said Deed and along the North line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence South 87°16'06" East along said Deed 430.52 feet to the West line of the Southeast quarter of the Northeast quarter of said Section 2 and the Westerly line of that real property described in Deed Entry No. 63126:2003 (Parcel 7) of the official records of Utah County; thence South 00°04'52" East along the West line of the Southeast quarter of the Northeast quarter of said section 73.64 feet to the Northeast corner of Parcel 6 described in said Deed; thence South 89°51'07" West along the North line of said Deed 1,324.72 feet to the Easterly line of said Deed 134470:2008; thence South 00°01'06" East along said Deed 527.61 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 10 (ten) courses and distances: West 245.22 feet to a right-of-way marker; thence North 86°29'09" West 381.72 feet to a right-of-way marker; thence South 83°02'09" West 148.09 feet; thence North 24.56 feet; thence West 34.00 feet; thence South 26.63 feet to a right-of-way marker; thence West 283.48 feet; thence North 87°35'19" West 189.29 feet; thence North 82°39'15" West 260.62 feet; thence South 87°44'14" West 288.12 feet to a right-of-way marker at the Easterly line of Redwood (SR-58) Road; thence along said Easterly line the following 8 (eight) courses and distances: North 15°47'04" West 218.39 feet to a right-of-way marker; thence North 12°01'21" West 763.19 feet; thence North 06°16'38" West 109.89 feet; thence North 12°01'21" West 427.48 feet; thence North 77°58'21" East 5.00 feet to a right-of-way marker; thence North 12°01'21" West 400.00 feet; thence North 10°37'21" West 491.21 feet; thence North 15°24'22" West 134.04 feet to the point of beginning.
LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 8: 58-021-0175 (HOLBROOK PARCEL 3)

A portion of that real property described in Deed Entry No. 134191:2004, and all of that real property described in Deed Entry No. 134466:2008 and Deed Entry No. 134467:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 89°49'32" East along the section line 682.71 feet and South 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East parallel with, and 16.50 feet Southerly of the section line 1,969.06 feet; thence North 89°57'58" East parallel with, and 16.50 feet Southerly of the section line 2,626.77 feet to the Westerly line of that real property described in Warranty Deed recorded December 7, 1915 at Entry No. 6601; thence South 00°08'15" East parallel with, and 16.50 feet Westerly of the East line of the section 1,314.04 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 2; thence South 89°53'24" West along said line 1,306.44 feet to the Northwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence South 00°04'52" East 592.50 feet along the West line of said Southeast quarter of the Northeast quarter to the South line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence North 87°16'06" West along said Deed 430.52 feet; thence North 89°53'02" West along said Deed 2,191.59 feet; thence North 75°52'40" West 148.02 feet along said Deed, and along the Southerly and Westerly lines of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 6 (six) courses and distances: North 27°57'59" West 147.18 feet; thence North 25°05'31" West 311.36 feet; thence North 49°11'36" West 58.14 feet; thence North 19°38'44" East 29.73 feet; thence North 12°06'53" West 1,382.75 feet; thence North 15°39'02" West 10.91 feet to the point of beginning.

PARCEL 9: 58-005-0063 (HOLBROOK PARCEL 4)

The Southwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING that real property described in a Warranty Deed to Utah County recorded December 7, 1915 as Entry No. 6601, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 89°57'58" East along the section line 16.50 feet from the South quarter corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°10'17" East parallel with, and 16.50 feet Easterly of the quarter section line 1,327.30 feet to the South line of the Northwest quarter of the Southeast quarter of said section; thence North 89°53'50" East along the 40 acre (1/16th section) line 1,304.65 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence South 00°09'03" West along the 40 acre (1/16th section) line 1,328.87 feet to the South line of Section 35; thence South 89°57'58" West along the section line 1,305.12 feet to the point of beginning.

PARCEL 10: 58-021-0166 (LLC PARCEL 4)

A portion of that real property described in Deed Entry No. 134472:2008 of the official records of Utah County, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North and Westerly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 00°08'15" West along the section line 75.27 feet and West 16.50 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the Northerly right-of-way line of 2100 North the following 4 (four) courses and distances: North 89°38'26" West 44.53 feet; thence South 43°56'02" West 75.53 feet to a right-of-way marker; thence Northwesterly along the arc of a 14,814.50 foot radius non-tangent curve (radius bears: North 00°46'06" East) 1,075.96 feet through a central angle of 04°09'41" (chord: North 87°09'04" West 1,075.72 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15,185.50 foot radius curve to the left 136.82 feet through a central angle of 00°30'58" (chord: North 85°19'43" West 136.82 feet) to the Easterly line of that real property described in Deed Entry No. 63126:2003 (Parcel 6) of the official records of Utah County; thence North 00°04'52" West along said Deed 576.06 feet to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence North 89°51'07" East 1,307.10 feet along the South line of said North half of the Southeast quarter of the Northeast quarter; thence South 00°08'15" East 889.94 feet parallel with, and 16.50 feet Westerly of the East line of said section to the point of beginning.

PARCEL 11: 58-020-0224 (LLC PARCEL 5)

A portion of that real property described in Deed Entry No. 134473:2008 and Deed Entry No. 134475:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 1, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North located North 00°08'15" West along the section line 19.76 feet and East 1,333.31 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°01'58" West 651.43 feet; thence along the South line of that real property described in Deed Entry No. 26240:2009 of the official records of Utah County the following 3 (three) courses and distances: North 89°42'39" East 983.95 feet; thence North 39°36'04" East 37.64 feet; thence North 89°59'26" East 618.00 feet to the Westerly line of Deed Entry No. 134475:2008; thence North 02°29'07" East along said Deed and extension thereof 405.52 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 67°23'54" East along said Deed and extension thereof 678.18 feet; thence along the extension of, and along the Easterly line of said Deed Entry No. 134475:2008 the following 4 (four) courses and distances: South 34°45'18" East 360.33 feet; thence South 42°47'22" East 473.33 feet; thence South 00°03'43" East 380.43 feet; thence South 15°37'26" West 339.25 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 7 (seven) courses and distances: West 1,015.64 feet; thence North 00°05'54" East 56.52 feet; thence South 88°07'24" West 47.54 feet; thence South 74°33'16" West 226.01 feet to a right-of-way marker; thence North 89°05'00" West 180.35 feet; thence along the arc of a 12,539.00 foot radius curve to the left 200.62 feet through central angle of 00°55'00" (chord: North 89°32'30" West 200.62 feet) to a right-of-way marker; thence West 1,043.39 feet to the point of beginning.

PARCEL 12: 58-006-0259 (HOLBROOK PARCEL 5)

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located North 00°07'50" East along the section line 16.50 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 2,052.04 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 12 (twelve) courses and distances: North 88°00'27" East 567.11 feet; thence South 16°18'35" East 484.38 feet; thence South 30°45'52" East 153.78 feet; thence South 01°56'29" East 196.16 feet; thence South 13°28'44" East 397.08 feet; thence South 45°45'07" East 467.35 feet; thence South 88°47'16" East 121.58 feet; thence South 01°00'28" West 114.51 feet; thence South 45°57'46" East 165.10 feet; thence South 00°04'08" East 329.17 feet; thence South 89°55'18" East 52.72 feet; thence South 00°09'05" East 2.35 feet; thence South 89°53'09" West parallel with, and 16.50 feet Northerly of the section line 1,511.45 feet to the point of beginning.

PARCEL 13: 58-020-0225 and 58-021-0167 (HOLBROOK PARCEL 6)

A portion of that real property described in Deed Entry No. 134191:2004 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 53187:2007 of the official records of Utah County located in the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 00°08'15" East along the section line 16.47 feet and East 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East parallel with, and 16.50 feet Southerly of the section line 1,495.04 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 00°09'05" East 421.32 feet; thence South 59°30'01" East 219.99 feet; thence South 50°21'09" East 274.81 feet; thence South 89°35'35" East 581.25 feet; thence South 35°13'44" East 716.19 feet; thence South 16°17'58" East 251.45 feet; thence North 67°23'54" East 4.36 feet to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.
TOGETHER WITH that portion lying North of a common boundary line as described in that certain Boundary Line Agreement recorded April 9, 2015 as Entry No. 29270:2015 of the official records of Utah County.



ALTA/ACSM LAND TITLE SURVEY
 LOCATION: SECTIONS 35 & 36, T4S, R1W
 SECTIONS 1-3, T5S, R1W
 LEHI, UTAH
 PROPERTY OF: HF RANCH LC
 PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK	#	DATE	DESCRIPTION
	1	4/22/15	UPDATED TO NEW TITLE REPORT
	2	5/28/15	CLIENT/TITLE COMPANY UPDATES
	3	5/29/15	CLIENT/TITLE COMPANY UPDATES
	4	----	----
	5	----	----
	6	----	----

Scale:	NA	Drawn:	SWL
Date:	4/22/2015	Job #:	14-218
Sheet:	6 OF 7		

ALTA/ACSM LAND TITLE SURVEY

SCHEDULE B-SECTION II EXCEPTIONS

- 1-33 *Not plottable.*
34. Easement in favor of Telluride Power Company, a corporation of Colorado, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 22, 1902, as Entry No. 2926, in Book 64, at Page 256.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
35. Easement in favor of Telluride Power Company, a Colorado corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded March 16, 1903, as Entry No. 1080, in Book 64, at Page 503.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
36. Easement in favor of Telluride Power Company, a Colorado corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 2, 1904, as Entry No. 2684, in Book 69, at Page 554.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
37. Easement in favor of Telluride Power Company, a Colorado corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 2, 1904, as Entry No. 2694, in Book 69, at Page 560.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
38. Easement in favor of Telluride Power Company, a Colorado corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 2, 1904, as Entry No. 2716, in Book 69, at Page 583.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
39. Easement in favor of Knight Power Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 13, 1911, as Entry No. 3786, in Book 128, at Page 28.
Exception document contains a 'Blanket-type' easement with no specific location indicated.
40. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded April 19, 1922, as Entry No. 2528, in Book 212, at Page 613.
Centerline of Easement is shown hereon. No width is provided in Exception document. (Sheet 5)
41. Right of Way Deed in favor of State Land Board, a body politic for a right of way over said property and incidental purposes, by instrument dated November 30, 1937 and recorded December 8, 1937, as Entry No. 11505 in Book 336 at Page 349.
Limits of 16.5' wide right-of-way is shown hereon. (Sheet 3)
42. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 16, 1942, as Entry No. 1 0254, in Book 340, at Page 576.
Limits of 50' wide easement are shown hereon. (Sheets 3& 5)
43. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 13, 1943, as Entry No. 241, in Book 370, at Page 581.
Limits of 50' wide easement are shown hereon. (Sheet 5)
44. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 28, 1943, as Entry No. 6839, in Book 377, at Page 449.
Limits of 50' wide easement are shown hereon. (Sheet 3)
45. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 28, 1943, as Entry No. 6838, in Book 377, at Page 469.
Centerline shown hereon. No width is provided in Exception document. (Sheets 3 & 5)
46. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 24, 1943, as Entry No. 12098, in Book 385, at Page 227. Amended December 21, 2006 as Entry No. 172808:2006.
Limits of 50' wide easement are shown hereon. (Sheet 3)
47. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 29, 1964, as Entry No. 1517, in Book 961, at Page 621.
Limits of 130' wide easement are shown hereon. (Sheet 2)
48. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded July 17, 197 0, as Entry No. 7316, in Book 1186, at Page 459.
Limits of easement are shown hereon. (Sheet 2)
49. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded July 17, 197 0, as Entry No. 7317, in Book 1186, at Page 461.
Same easement as Exception #48. (Sheet 2)
50. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 19, 1978, as Entry No. 2524, in Book 1615, at Page 249.
Limits of 125' wide easements are shown hereon. (Sheets 3 & 5)
51. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded March 23, 1978, as Entry No. 10872, in Book 1630, at Page 665.
Limits of 125' wide easement are shown hereon. (Sheet 3)
52. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 28, 1979, as Entry No. 46150, in Book 1795, at Page 208.
Limits of 130' wide easement are shown hereon. (Sheet 2)
53. Notice of Right-of-Way for the South Lateral Utah Lake Distributing Company Canal for a right-of-way for ditches and canals and incidental purposes, recorded October 17, 1984, as Entry No. 30678, in Book 2170, at Page 650.
Limits of 50' wide right-of-way are shown hereon. (Sheet 3)
54. Right of Way and Easement Grant, in favor of Kern River Gas Transmission Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded May 24, 1991, as Entry No. 197 06, in Book 2794, at Page 497.

- Amendment to Right-of-Way and Easement Contract to allow construction of an additional pipeline and appurtenances, dated September 26, 2001 and recorded October 5, 2001 as Entry No. 101709:2001.
Limits of 75' wide easement are shown hereon. (Sheet 2)
55. Reciprocal Easement Agreement by and between Holbrook Farms, a Utah General Partnership and Thanksgiving Point, L.C., a Utah Limited Liability Company, dated September 9, 1996 and recorded September 26, 1996 as Entry No. 79311 in Book 4080 at Page 790.
Limits of easement are shown hereon along the westerly side of the Jordan River. (Sheet 5)
56. Right of Way and Easement Agreement in favor of Williams Communications, Inc., a Delaware Corporation to locate, survey, construct, maintain, inspect, operate, protect, repair, alter, replace, change the size of, relocate, establish, lay, install, test, substitute, renew, reconstruct, restore, abandon, and remove underground communications systems(s) together with necessary underground conduits, cables, wires, underground splicing boxes, and any other appurtenances thereto and incidental purposes, by instrument dated April 29, 1998 and recorded April 30, 1998, as Entry No. 42893, in Book 4619, at Page 255.
Limits of 10' wide easement are shown hereon--easterly 10' of Exception #54. (Sheet 2)
57. Welby Jacob Water Users Company Notice of Interest in Canal Property Easement, dated March 9, 2000 and recorded March 21, 2000 as Entry No. 22190:2000.
Limits of 49.5' wide easement are shown hereon. (Sheet 2)
58. Utah Lake Distributing Company Notice of Interest in Canal Property Easement, dated October 29, 2002 and recorded October 31, 2002 as Entry No. 129142:2002.
Limits of 49.5' wide easement are shown hereon. (Sheet 3)
59. Power Line Easement in favor of the City of Eagle Mountain, a Utah corporate sole for a permanent power line easement and incidental purposes, by instrument dated October 20, 2003 and recorded October 31, 2003, as Entry No. 175266:2003.
Limits of variable width easements are shown hereon. (Sheet 2, 3, & 5)
60. Intentionally deleted by Title Company.
61. Intentionally deleted by Title Company.
62. Intentionally deleted by Title Company.
63. Right of Way Easement in favor of Rocky Mountain Power, a division of PacifiCorp, an Oregon corporation for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of electric power transmission, distribution and communication lines and all necessary accessories and appurtenances customary and incidental to the transmission of electrical power and incidental purposes, by instrument dated October 18, 2006 and recorded October 30, 2006, as Entry No. 144263:2006.
Limits of 45' wide easement are shown hereon. (Sheet 5)
64. Right of Way Easement in favor of Rocky Mountain Power, a division of PacifiCorp, an Oregon corporation for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of electric power transmission, distribution and communication lines and all necessary accessories and appurtenances customary and incidental to the transmission of electrical power and incidental purposes, by instrument dated October 18, 2006 and recorded December 21, 2006, as Entry No. 172809:2006.
Limits of 5' wide easement are shown hereon. (Sheet 5)
65. Easement Deed DACA05-8-11-0256 Utah Data Center, Camp Williams by and between Stephen and Gail 11, L.L.C., Scott and Michelle 3, L.L.C., Bryce and Sherri 4, L.L.C. and David and Brigitta 7, L.L.C. and the United States of America, dated May 24, 2011 and recorded December 29, 2011 as Entry No. 94511:2011.
Limits of easement are shown hereon. (Sheet 2)
66. Intentionally deleted by Title Company.
67. Easement in favor of Utah Department of Transportaion for a temporary easement to facilitate the construction of roadway improvements and incidental purposes, by instrument recorded January 30, 2014, as Entry No. 6630:2014; recorded January 30, 2014, as Entry No. 6631:2014; recorded January 30, 2014, as Entry No.6632:2014 and recorded January 30, 2014, as Entry No. 6633:2014.
Limits of 8'x21' easement are shown hereon. (Sheet 4)
68. Pipeline Agreement by and between Holbrook Farms, L.C., a Utah limited liability company and Jordan Valley Water Conservancy District, recorded March 25, 2014 as Entry No. 19668:2014.
Limits of 50' wide easement are shown hereon. (Sheet 3)
69. Temporary Construction Easement by and between Holbrook Farms, L.C., a Utah limited liability company and the Jordan Valley Water Conservancy District, dated March 25, 2014 and recorded March 25, 2014, as Entry No. 19669:2014
Limits of 50' wide temporary easement are shown hereon. (Sheet 3)
70. Temporary Construction Easement by and between Stephen and Gail 11, LLC, a Utah limited liability company, Scott and Michelle 3, LLC, a Utah limited liability company, Bryce and Sherri 4, LLC, a Utah limited liability company, and David and Birgitta 7, LLC, a Utah limited liability company and the Jordan Valley Water Conservancy District, dated March 25, 2014 and recorded March 25, 2014, as Entry No. 19670:2014
Limits of 50' wide temporary easement are shown hereon. (Sheet 3)
71. Pipeline Agreement by and between Stephen and Gail 11, LLC, a Utah limited liability company, Scott and Michelle 3, LLC, a Utah limited liability company, Bryce and Sherri 4, LLC, a Utah limited liability company, and David and Birgitta 7, LLC, a Utah limited liability company and the Jordan Valley Water Conservancy District, recorded March 25, 2014, as Entry No. 19671:2014.
Limits of 50' wide easement are shown hereon. (Sheet 3)
72. Easement Agreement by and between Bryce and Sherri 4, LLC, David and Birgitta 7, LLC, Scott and Michelle 3, LLC and Stephen and Gail 11, LLC and Lehi City Corporation, a municipal corporation, dated May 28, 2014 and recorded June 3, 2014, as Entry No. 37622:2014.
Limits of variable width easements are shown hereon. (Sheet 3)
73. Easement Agreement by and between Bryce and Sherri 4, LLC, David and Birgitta 7, LLC, Scott and Michelle 3, LLC and Stephen and Gail 11, LLC and Lehi City Corporation, a municipal corporation, dated May 28, 2014 and recorded June 3, 2014, as Entry No. 37623:2014.
Limits of variable width easement are shown hereon. (Sheets 3 & 4)
74. Easement Agreement by and between Bryce and Sherri 4, LLC, David and Birgitta 7, LLC, Scott and Michelle 3, LLC and Stephen and Gail 11, LLC and Lehi City Corporation, a municipal corporation, dated May 28, 2014 and recorded June 3, 2014, as Entry No. 37624:2014.
Limits of variable width easement are shown hereon. (Sheet 4)
75. Access is limited to those openings permitted by the State of Utah as evidenced by Warranty Deed recorded August 21, 2009 as Entry No. 91990:2009;

- Warranty Deed recorded August 21, 2009 as Entry No. 91991:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91992:2009 and Warranty Deed recorded October 5, 2001 as Entry No. 91993:2009.
Limits of 25' wide temporary access easement and access point (opposite Engineer's Station 56+00) are shown hereon. (Sheet 3)
76. Access is limited to those openings permitted by the State of Utah as evidenced by Warranty Deed recorded August 21, 2009 as Entry No. 91966:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91967:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91968:2009 and Warranty Deed recorded August 21, 2009 as Entry No. 91969:2009.
Exception document describes the westerly right-of-way line of SR-68 (Redwood Road) as the line to which access is being released to UDOT, EXCEPTING the frontage line (169' wide) of Deed 91969:2009 as shown hereon. (Sheet 2)
77. Access is limited to those openings permitted by the State of Utah as evidenced by Warranty Deed recorded August 21, 2009 as Entry No. 91970:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91971:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91972:2009 and Warranty Deed recorded August 21, 2009 as Entry No. 91973:2009.
Limits of 25' wide temporary access easements and access points (opposite Engineer's Stations 27+42 and 33+80) are shown hereon. (Sheet 3)
78. Access is limited to those openings permitted by the State of Utah as evidenced by Warranty Deed recorded August 21, 2009 as Entry No. 91974:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91975:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91976:2009 and Warranty Deed recorded August 21, 2009 as Entry No. 91977:2009.
Limits of 25' wide temporary access easements and access points (opposite Engineer's Stations 85+25 and 91+15) are shown hereon. (Sheet 4)
79. Rights of way for any roads, ditches, canals, or utility lines now existing over, under, or across the land.
Existing roadways, ditches, canals and observable utility lines are shown hereon. (Sheets 2-5)
80. Intentionally deleted by Title Company.
81. Ordinance No. 07-08-08.31 Approving the Annexation of the Holbrook 1 Annexation to Lehi City, dated July 8, 2008 and recorded September 16, 2008 as Entry No. 102205:2008.
The Subject Properties lie within the bounds of the Holbrook 1 Annexation.
82. Holbrook 1 Annexation Agreement by and between Lehi City Corporation, a municipal corporation of the State of Utah and Holbrook Farms LC, dated September 9, 2008 and recorded September 16, 2008 as Entry No. 102206:2008.
The Subject Properties lie within the bounds of the Holbrook 1 Annexation.
83. Holbrook 1 Annexation Agreement by and between Lehi City, a Utah municipal corporation; Anderson Lehi LLC, a Utah limited liability company and River Jordan, LLC, a Utah limited liability company, dated September 9, 2008 and recorded September 16, 2008 as Entry No. 102207:2008.
The Subject Properties lie within the bounds of the Holbrook 1 Annexation.
84. The interest, if any, of the State of Utah, or others claiming by, through or under it, to any portion of the property lying within the current and/or historic river bed of the Jordan River.
No Survey response. The limits of the current ownership (defined by County Records), and their relationship with the location of the Jordan River are shown hereon.
85. Notwithstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/ACSM Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (ACSM) American Congress on Surveying and Mapping) may disclose.
This Survey represents an ALTA/ACSM Land Title Survey and reflects the items mentioned above.
86. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded June 9, 2005 as Entry No. 61644:2005; recorded November 3, 2009 as Entry No. 114590:2009 and recorded July 7, 2014 as Entry No. 46193:2014.
The first 18 (of 35) Parcels referenced in 61644:2005; all of the Parcels referenced in 114590:2009; and the Parcel referenced in 46193:2014 are included in the Subject Properties shown hereon.
87. Easement Agreement in favor of Lehi City Corporation, a municipal corporation for an easement for the construction and maintenance of Lehi City electric power lines, poles and the associated communication infrastructure, dated May 28, 2014 and recorded June 3, 2014 as Entry No. 37621:2014.
Limits of variable width easement are shown hereon. (Sheet 4)
88. Intentionally deleted by Title Company.
89. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, dated November 13, 2014 and recorded December 8, 2014 as Entry No. 88401:2014.
The 7th (of 7) Parcel referenced is included in the Subject Properties shown hereon.
90. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, dated January 23, 2015 and recorded March 24, 2015 as Entry No. 23650:2015.
The parcel referenced is included in the Subject Properties shown hereon.
91. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, dated January 23, 2015 and recorded March 24, 2015 as Entry No. 23651:2015.
The parcel referenced is included in the Subject Properties shown hereon.
92. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, dated January 23, 2015 and recorded March 24, 2015 as Entry No. 23652:2015.
The parcel referenced is included in the Subject Properties shown hereon.
93. Terms and conditions as contained in that certain Boundary Line Agreement, dated April 3, 2015 and recorded April 9, 2015 as Entry No. 29270:2015.
Boundary line shown hereon.
94. Terms and conditions as contained in that certain Boundary Line Agreement, dated April 2, 2015 and recorded April 9, 2015 as Entry No. 29274:2015.
Boundary line shown hereon.
95. Terms and conditions as contained in that certain Boundary Line Agreement, dated April 2, 2015 and recorded April 9, 2015 as Entry No. 29275:2015.
Boundary line shown hereon.



ALTA/ACSM LAND TITLE SURVEY
LOCATION: SECTIONS 35 & 36, T4S, R1W
SECTIONS 1-3, T5S, R1W
LEHI, UTAH
PROPERTY OF: HF RANCH LC
PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK	
#	DATE DESCRIPTION
1	4/22/15 UPDATED TO NEW TITLE REPORT
2	5/28/15 CLIENT/TITLE REPORT UPDATES
3	5/29/15 CLIENT/TITLE REPORT UPDATES
4
5
6

Scale:	NA	Drawn:	SWL
Date:	4/22/2015	Job #:	14-218
Sheet:	7 OF 7		