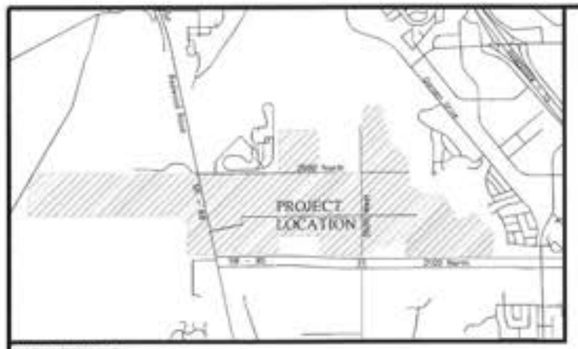
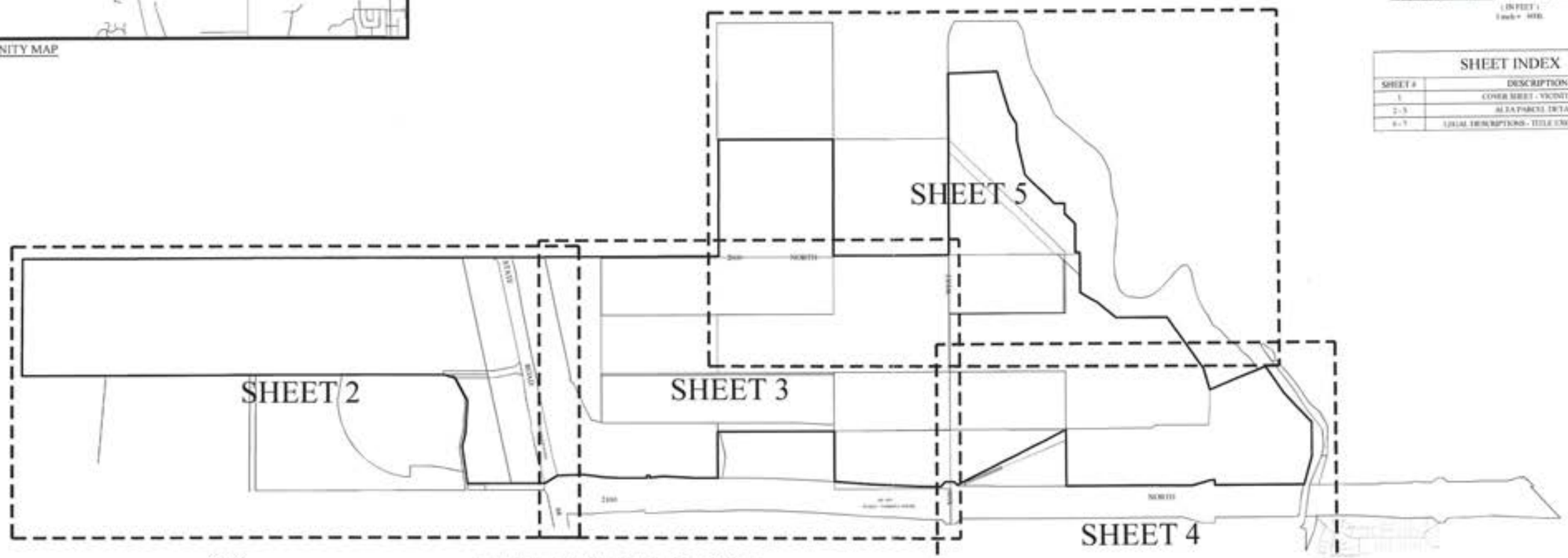
ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 400ft.

SHEET INDEX

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

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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

And Road

REVISION BLOCK				
#	DATE	DESCRIPTION		
1	4/23/15	UPDATED NEW TITLE REPORT		
2	7/28/15	UPDATED COMPANY UPDATES		
3	8/3/15	UPDATED COMPANY UPDATES		

Scale: 1"=400'
Date: 4/22/2015
Drawn: SWL
Job #: 14-216
Sheet: 1 OF 7

NOTES

1) The purpose of this Survey is to provide an ALTA/ACSM Land Title Survey & Certification for the parcels shown and described hereon.

2) A Title Commitment prepared by Commonwealth Title Insurance Agency, Inc., Salt Lake City, Utah, File Number 75417-PP (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.

3) The Basis of Bearing for this Survey is N0°04'15"W along the Section line between the East ¼ 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 adjoining/parallel lines are shown hereon.

4) Vertical data (contours and spot elevations) shown hereon is based on the NGVD29 datum of 1929 as published by the Utah County Surveyor on the East 1/4 Corner of Section 2, T5S, R1W. Contour lines and spot elevations 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.

Why?? NAVD 88

5) All setbacks (POCUS ENG) to be set at all boundary corners unless noted otherwise.

6) This drawing, its design, and intention thereof, is the property of Focus Engineering & Surveying, LLC, and is authorized to, and is for the exclusive use of the client referenced on this Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor in and at the official work or 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.

7) This drawing and any copy thereof may also not be relied upon for any purpose under any of the following conditions:

a) Original and any copies not individually signed and sealed by the Surveyor.

b) Dependent monuments and data set, or published by others, and used by the Surveyor are subsequently found to be in error.

c) Improvements shown have been altered, changed, or added to, subsequent to the Survey.

8) 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.

9) Except as specifically stated of 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 restrictions, 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.

10) Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):

a) Item 1: See note #9 and face of Survey for details on monuments found or set.

b) Item 2: Addresses of subject property: Shown hereon if disclosed in record documents or reflected in Utah County online data.

c) 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 Maps) 49053C0605 H, and 49053C0610D-G, 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.

d) Item 4: Areas of Parcels are shown hereon.

e) Item 5: Existing contours are shown hereon. Datum is noted above in Note #4.

f) Item 7(a): Shown hereon.

g) Item 8: Shown hereon.

h) Item 11(a): Observable evidence is shown hereon.

i) Item 13: Shown hereon.

j) Item 16: There is no observed evidence of current earth moving work, building construction or building additions.

k) Item 18: There is no observed evidence of site used as a solid waste dump, sump or sanitary landfill.

11) The following record documents were reviewed and/or utilized in the preparation of this Survey:

a) Title Report referenced in Note #2 above.

b) County Ownership Plats for Sections 35 & 36, Township 4 South, Range 1 West, and Sections 1-3, Township 5 South, Range 1 West.

c) Deeds of adjacent property owner(s) as referenced on said Ownership Plats and available from the Office of the Utah County Recorder.

d) NAD83 Reserve Plats for T4S, R1W and T5S, R1W. Also current Tie Sheets for all Section/ monuments located and referenced hereon:

e) Survey 99-170 prepared by LEI Engineering for Quantum Management.

f) Survey 99-163 & 16-43 prepared by Civil Science for the Utah Data Center.

g) Survey 12-167 prepared by FIE Engineering for UDOT (2100 North right-of-way).

h) Survey 13-113 prepared by Johnson-Frank & Assoc. for U.S. Army Corp of Engineers.

i) Survey 13-139 prepared by Stander Consultants (Redwood Road right-of-way).

j) Survey 13-200 prepared by LEI Engineering for DAI.

SURVEYOR'S CERTIFICATE

To: Ivory Development, LLC; HF Ranch LC; Commonwealth 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.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172075

Date of Map

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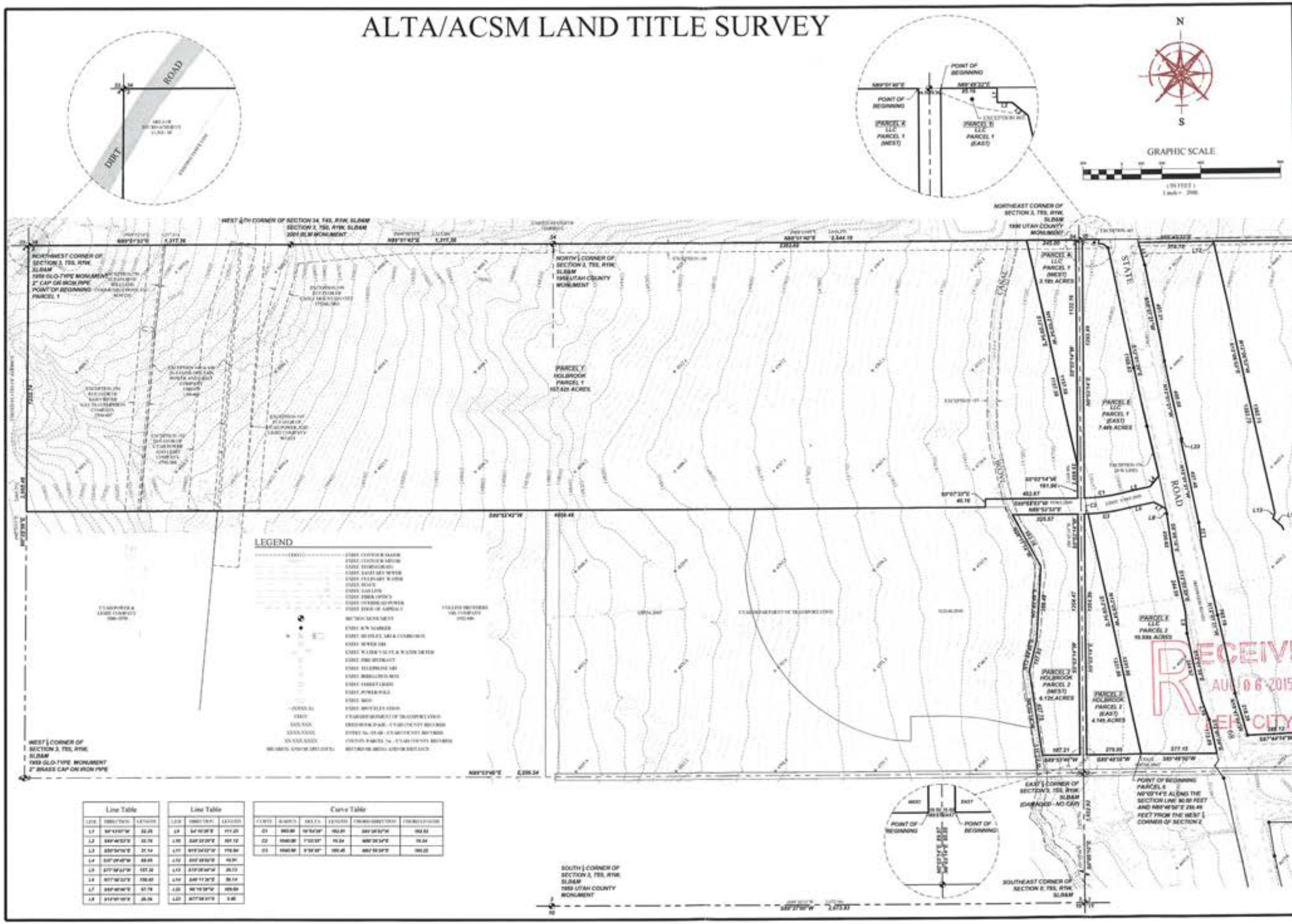
ALTA/ACSM LAND TITLE SURVEY



Line Table		
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L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]

Line Table		
LINE	DIRECTION	LENGTH
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L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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ALTA/ACSM LAND TITLE SURVEY

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

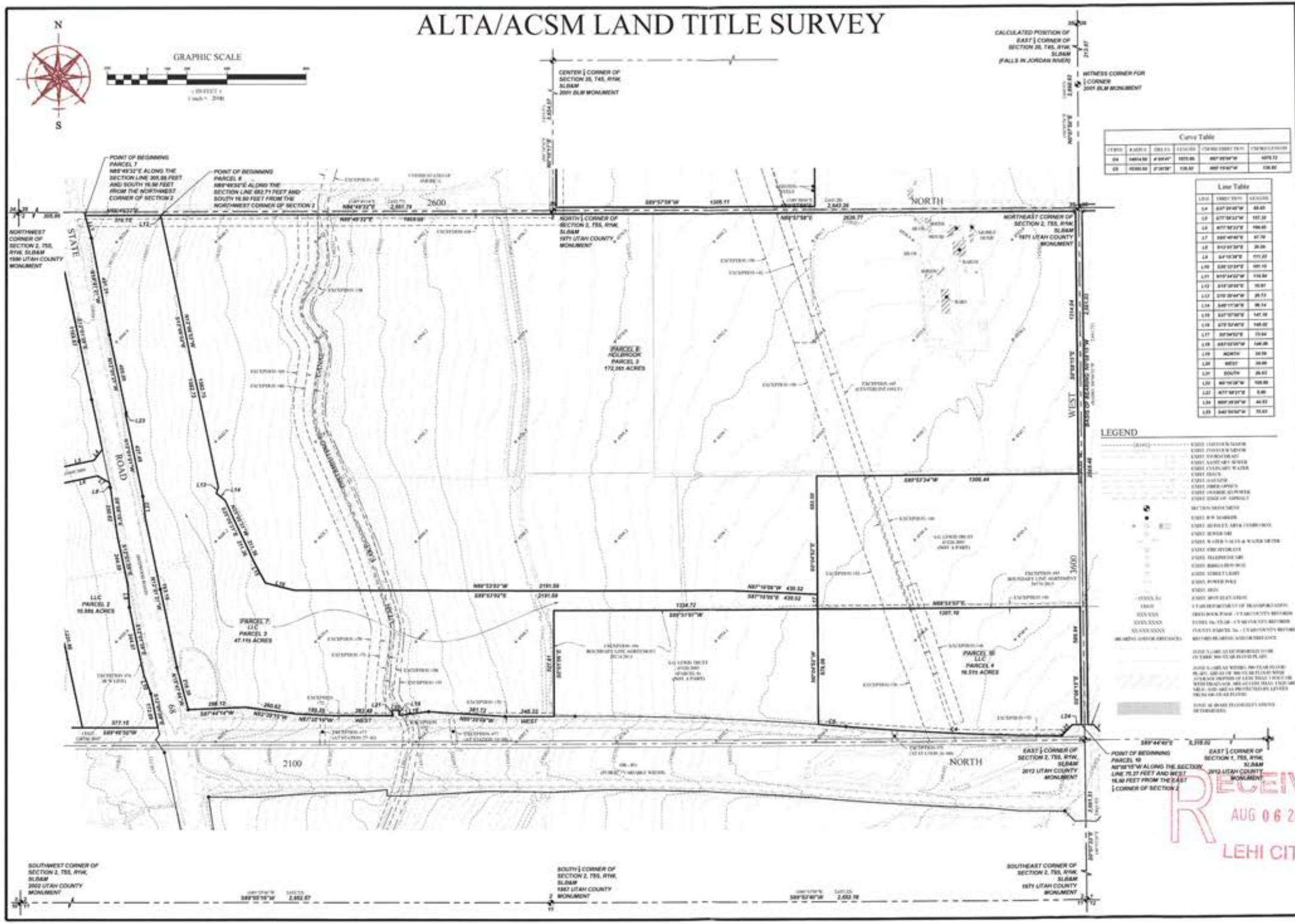
PROPERTY OF: HF RANCH LC

PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK		
	DATE	DESCRIPTION
1	4/22/15	UPDATED TO NEW TITLE REPORT
2	5/28/15	CLIENT/ATTORNEY COMMENTS/REVISIONS
3	6/29/15	CLIENT/ATTORNEY COMMENTS/REVISIONS
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]

Date:	1"=200'	Drawn:	NWL
Date:	4/22/2015	Job #:	14-219
Sheet:	2 OF 7		

ALTA/ACSM LAND TITLE SURVEY



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	1489.94	4°00'00"	1070.86	N82°00'00"W	1070.72
C5	1530.00	4°30'00"	1136.82	N82°15'00"W	1136.82

Line Table

Line #	Direction	Length
L4	S37°39'00"W	48.40
L5	S77°39'33"W	157.32
L6	N77°39'33"E	166.43
L7	S88°49'49"E	97.79
L8	S42°39'30"E	26.09
L9	S4°15'30"E	111.22
L10	S28°10'33"E	101.10
L11	N45°34'52"W	114.94
L12	S15°39'55"E	10.81
L13	S70°39'04"W	28.73
L14	S48°17'30"E	86.14
L15	S47°07'00"E	147.38
L16	S75°57'00"E	148.02
L17	S0°34'55"E	73.94
L18	S63°05'00"W	148.08
L19	NORTH	24.59
L20	WEST	24.00
L21	SOUTH	26.63
L22	N0°16'08"W	108.00
L23	N77°00'21"E	5.00
L24	N88°49'00"W	44.53
L25	S40°34'54"W	73.43

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

PROPERTY OF: HF RANCH LC

PREPARED FOR: IVORY DEVELOPMENT, LLC

Revision No.	Date	Description
1	4/22/2015	UPDATED TO NEW TITLE REPORT
2	5/5/15	CLIENT/TITLE COMPANY UPDATES
3	5/8/15	CLIENT/TITLE COMPANY UPDATES
4		
5		
6		

Scale: 1"=200' Drawn: RWL
Date: 4/22/2015 Job #: 14-218
Sheet: 3 OF 7

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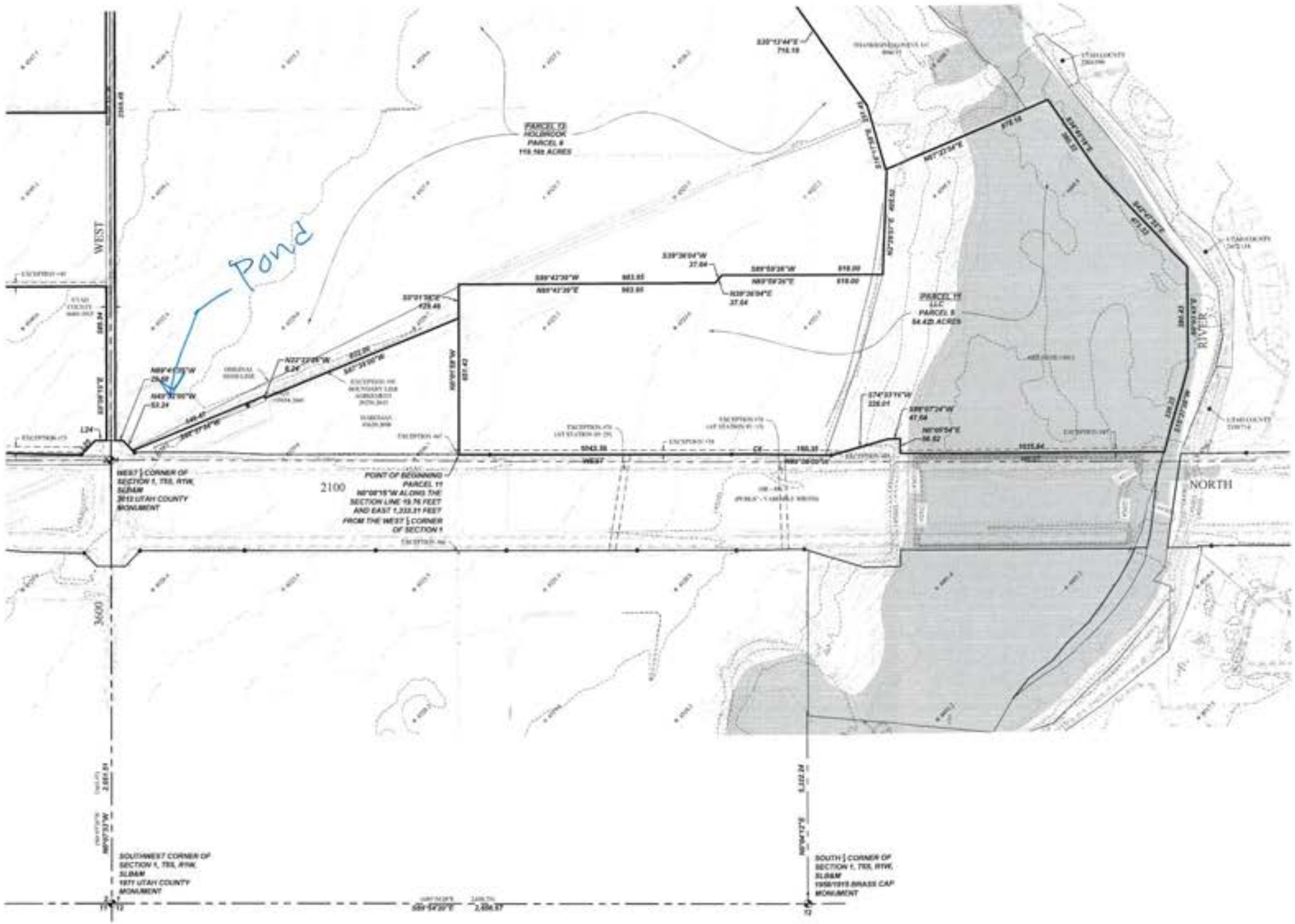

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GRAPHIC SCALE

(IN FEET)
1 inch = 200ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Line Table		
LINE	DIRECTION	LENGTH
L24	[illegible]	44.52
L25	[illegible]	75.52

LEGEND

[illegible]

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SECTIONS 1-3, T5S, R1W
LEHI, UTAH

PROPERTY OF: HF RANCH LC

PREPARED FOR: IVORY DEVELOPMENT, LLC

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LEHI CITY

REVISION BLOCK			
#	DATE	DESCRIPTION	
1	4/22/15	UPDATED TO NEW TITLE REPORT	
2	5/28/15	CLIENT/TITLE COMPANY UPDATES	
3	6/29/15	CLIENT/TITLE COMPANY UPDATES	
4	7/29/15	CLIENT/TITLE COMPANY UPDATES	
5			
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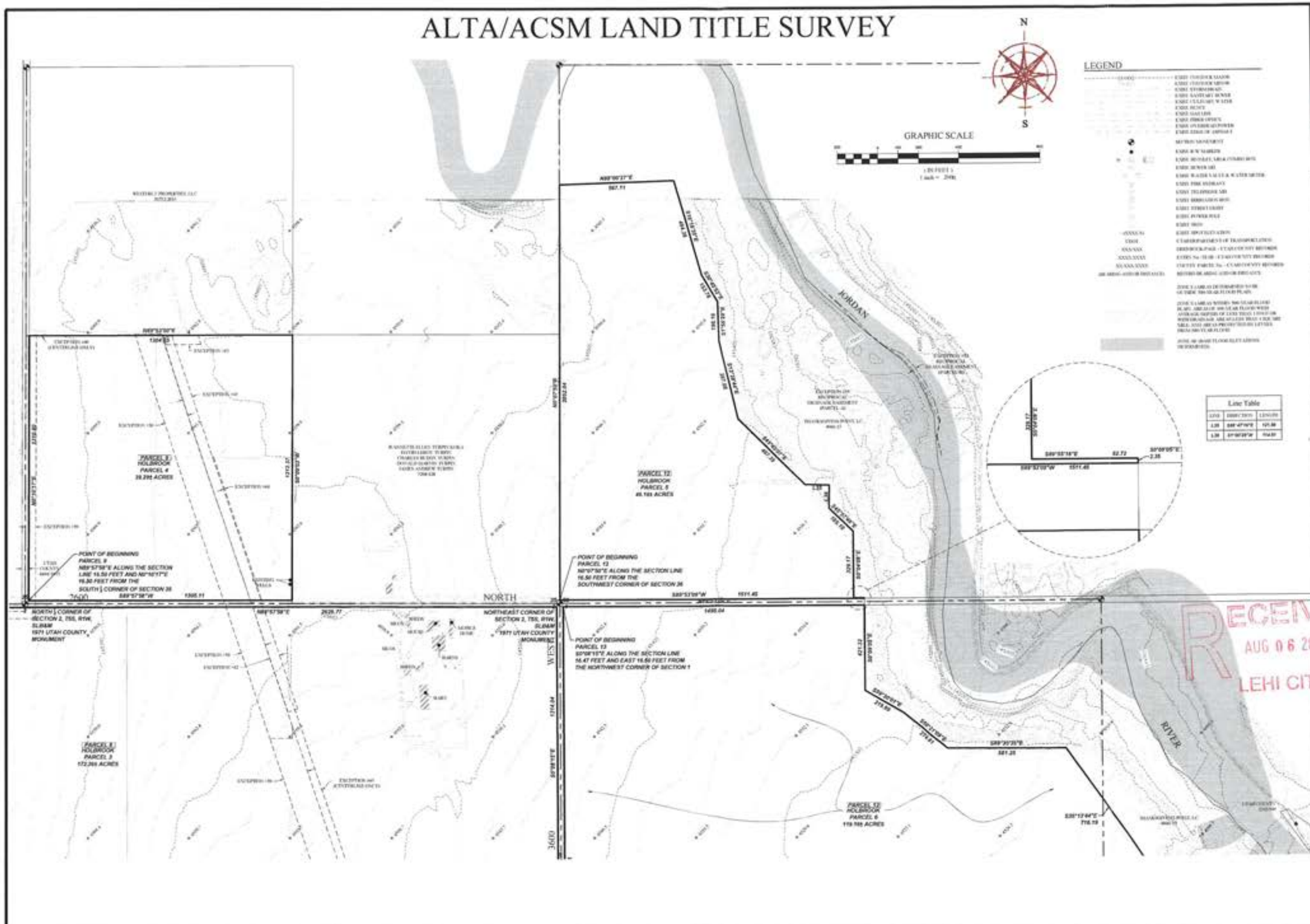
7			
8			

Scale: 1"=200' Drawn: SBL
Date: 4/22/2015 Job #: 14-218

ALTA/ACSM LAND TITLE SURVEY



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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		
1	04/23/15	UPDATED TO NEW TITLE REPORT
2	5/29/15	CLIENT REQUESTED REPORT UPDATES
3	6/29/15	CLIENT REQUESTED REPORT UPDATES
4		
5		
6		
7		

Scale: 1"=200' | Drawn: SMS
Date: 4/22/2015 | Job #: 14-218
Sheet: 5 OF 7

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; [illegible] ... 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 [illegible] ... to the beginning.

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

A portion of that real property described in Deed Entry No. 26243:2009 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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. 134151:2008, 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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 [illegible] ... 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. 134151:2008 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 35387:2007 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 [illegible] ... 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. 29279:2015 of the official records of Utah County.

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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

#	DATE	DESCRIPTION
1	[illegible]	UPDATED TITLE REPORT
2	[illegible]	CLIENT/TITLE COMPANY UPDATES
3	[illegible]	CLIENT/TITLE COMPANY UPDATES
4	–	–
5	–	–
6	–	–

Scale:	N/A	Drawn:	SWL
Date:	4/22/2015	Job #:	14-218

Sheet: 6 OF 7

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LEHI CITY

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, 1905, as Entry No. 1890, in Book 64, at Page 505.

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 534.

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. 2691, in Book 69, at Page 568.

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 15, 1911, as Entry No. 1786, 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 213, 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, 1957 and recorded December 6, 1957, as Entry No. 11985 in Book 150 at Page 549.

Limits of 16.5' wide right-of-way is shown hereon. (Sheet 5)

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 30, 1942, as Entry No. 1 0234, in Book 348, at Page 576.

Limits of 30' 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 15, 1945, as Entry No. 241, in Book 370, at Page 581.

Limits of 30' 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, 1945, as Entry No. 6835, in Book 377, at Page 440.

Limits of 30' wide easement are shown hereon. (Sheet 5)

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, 1945, as Entry No. 6836, in Book 377, at Page 605.

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, 1945, as Entry No. 12098, in Book 385, at Page 227. Amended December 21, 2006 as Entry No. 172809:2006.

Limits of 30' wide easement are shown hereon. (Sheet 5)

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 25, 1968, as Entry No. 1517, in Book 901, 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, 1978, as Entry No. 7316, in Book 1180, 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, 1978, as Entry No. 7317, in Book 1180, 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. 2324, in Book 1618, 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 5)

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 2178, at Page 658.

Limits of 30' wide right-of-way are shown hereon. (Sheet 5)

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, 1990, as Entry No. 19780, 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, 1998 and recorded September 26, 1998 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 together with necessary underground conduits, cables, wires, underground splicing boxes, and any other appurtenances thereto and incidental purposes, by instrument dated April 25, 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. Wells Jacob Water Users Company Notice of Interest in Canal Property Easement, dated March 9, 2000 and recorded March 21, 2000 as Entry No. 22140:2000.

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 30, 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. 143263:2006.

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 19, 2006 and recorded December 21, 2006, as Entry No. 172809:2006.

Limits of 5' wide easement are shown hereon. (Sheet 3)

65. Easement Deed DACA05-9-11-0256 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. 94341:2011.

Limits of easement are shown hereon. (Sheet 2)

66. Intentionally deleted by Title Company.

67. Easement in favor of Utah Department of Transportation 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'x23' 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 Brigitta 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 Brigitta 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 Brigitta 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 Brigitta 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 Brigitta 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. 91991:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91992:2009 and Warranty Deed recorded August 21, 2009 as Entry No. 91993:2009.

Limits of 25' wide temporary access easement and access point (opposite Engineer's Station 36+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 (100' wide) of Deed 91968:2009 as shown hereon. (Sheet 3)

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+00) are shown hereon. (Sheet 5)

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+13) 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, in 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 19) 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. 88493:2014.

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.

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

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

REVISIONS BLOCK

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

RECEIVED
AUG 06 2015
LEHI CITY

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