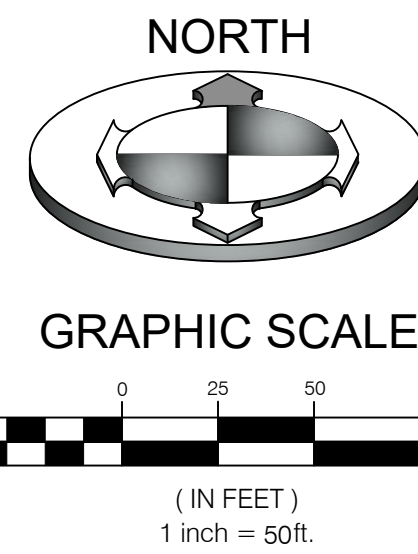
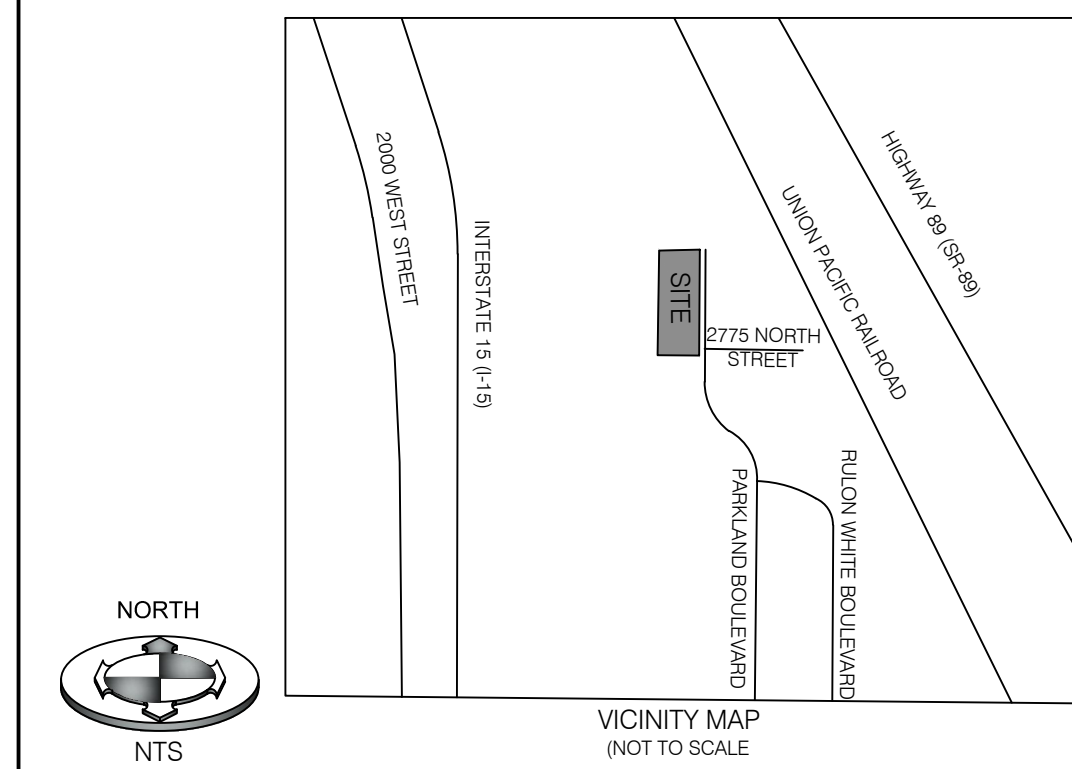


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH



VICINITY MAP



SURVEYOR'S CERTIFICATE

TO: OCEAN STAR INTERNATIONAL, INC, A UTAH CORPORATION
NORTHERN TITLE
OLD REPUBLIC TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 7, 2025.

12-08-25
501183
KEVIN J. PETERSON
STATE OF UTAH

LEGAL DESCRIPTION PER TITLE REPORT

ALL OF LOTS 101 AND 103R, SIMON GOE SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY NORTHERN TITLE, ORDER NO. NTWE-206503, EFFECTIVE DATE NOVEMBER 1, 2025.
- R2) RECORD OF SURVEY PERFORMED BY BRIAN A. LINUM, RECORDED JANUARY 4, 2022, AS ENTRY NUMBER 3208150, IN BOOK 92, AT PAGE 10, IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NORTHERN TITLE, ORDER NO. NTWE-206503, EFFECTIVE DATE NOVEMBER 1, 2025.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

- ITEMS 1- 15 NOT ADDRESSED IN THIS SURVEY
- ITEM 16) EASEMENTS/RIGHT OF WAYS, COVENANTS & RESTRICTIONS, RESERVATIONS, WARNINGS, ROADWAYS, BUILDING SETBACK LINES, NOTES, COMMON AREA(S) ETC. AS DELINEATED AND/OR DEDICATED ON THE RECORDED PLAT(S). (SHOWN IN SURVEY)
 - ITEM 17) EASEMENT
GRANTOR: COMMON SECURITIES & EQUITIES PENSION PLAN AND HARRIS ENTERPRISES, LLC
GRANTEE: MOUNTAIN ORCHARDS LLC
DATED: OCTOBER 14, 2004
RECORDED: OCTOBER 22, 2004
ENTRY NO.: 2063984
(SURVEY FINDINGS: NOT PLOTTABLE, AFFECTS ALL OF THE SUBJECT PROPERTY FOR STORM WATER RUNOFF)
 - ITEM 18) EASEMENT
GRANTOR: COMMON SECURITIES & EQUITIES PENSION PLAN AND HARRIS ENTERPRISES, LLC
GRANTEE: RED RIVER PROPERTIES
DATED: OCTOBER 16, 2004
RECORDED: OCTOBER 22, 2004
ENTRY NO.: 2063986
(SURVEY FINDINGS: NOT PLOTTABLE, AFFECTS ALL OF THE SUBJECT PROPERTY FOR STORM WATER RUNOFF)
 - ITEM 19) EASEMENT DEED BY COURT ORDER
DATED: AUGUST 09, 2013
RECORDED: OCTOBER 30, 2013
ENTRY NO.: 2662268
(SURVEY FINDINGS: NOT PLOTTABLE, AFFECTS ALL OF THE SUBJECT PROPERTY)
 - ITEM 20) CERTIFICATE OF CREATION OF THE ANNEXATION
DATED: SEPTEMBER 07, 2021
RECORDED: SEPTEMBER 16, 2021
ENTRY NO.: 3184016
(SURVEY FINDINGS: NOT PLOTTABLE, AFFECTS ALL OF THE SUBJECT PROPERTY)
 - ITEM 21) DEVELOPMENT AGREEMENT
DATED: JULY 16, 2021
RECORDED: JANUARY 27, 2022
ENTRY NO.: 3213689
(SURVEY FINDINGS: SHOWN IN SURVEY)
 - ITEM 22) LONG-TERM STORM WATER MANAGEMENT AGREEMENT
BY AND BETWEEN: PLEASANT VIEW CITY
AND: KELCON
DATED: DECEMBER 20, 2021
RECORDED: JANUARY 27, 2022
ENTRY NO.: 3213690
(SURVEY FINDINGS: SHOWN IN SURVEY)
 - ITEM 23) ESCROW AGREEMENT
BY AND BETWEEN: PLEASANT VIEW CITY, AND KELCON, INC
AND: ZIONS BANCORPORATION
DATED: DECEMBER 21, 2021
RECORDED: JANUARY 27, 2022
ENTRY NO.: 3213693
(SURVEY FINDINGS: SHOWN IN SURVEY)
 - ITEM 24 - 25 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- 1) SURVEYORS OBSERVED THERE ARE NO POSSIBLE ENCROACHMENTS WITHIN THE SUBJECT PARCEL.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO PARKLAND BOULEVARD.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SEWER GREASE TRAP	SS
DELINEATION POINT (NO PL SET)	SANITARY SEWER MANHOLE & PIPE	SS
SET 5/8" REBAR & CAP FOR PROPERTY MARKER	STORM DRAIN MANHOLE & PIPE	SD
SET NAIL AND WASHER (EXTENDED PL)	CULINARY PIPE LINE	W
FOUND PL MARKER (PLAT NOTED)	WATER VALVE & WATER METER	W
ADJACENT PL or LOT LINES	FIRE HYDRANT	IRR
EXISTING RIGHT-OF-WAY LINE	IRRIGATION VALVE & PIPE LINE	IRR
CENTERLINE OF ROAD	POWER POLE & OVER-HEAD POWER	OHP
EASEMENT LINE	UNDERGROUND POWER	UGP
CURB & GUTTER	GAS LINE	GAS
EDGE OF EXISTING ASPHALT	LIGHT POLE	
FENCE, IRON	GAS METER	
FENCE, WIRE	IRRIGATION CONTROL VALVE	
INDEX CONTOUR LINE	POWER INVERTER BOX	
INTERMEDIATE CONTOUR LINE	CATCH BASIN	
SDMH STORM DRAIN MANHOLE	STORM DRAIN INLET BOX	
SSMH SANITARY SEWER MANHOLE		
SD STORM DRAIN		
CB CATCH BASIN		
IE INVERT ELEVATION		
TOG TOP OF GRATE		
POB POINT OF BEGINNING		

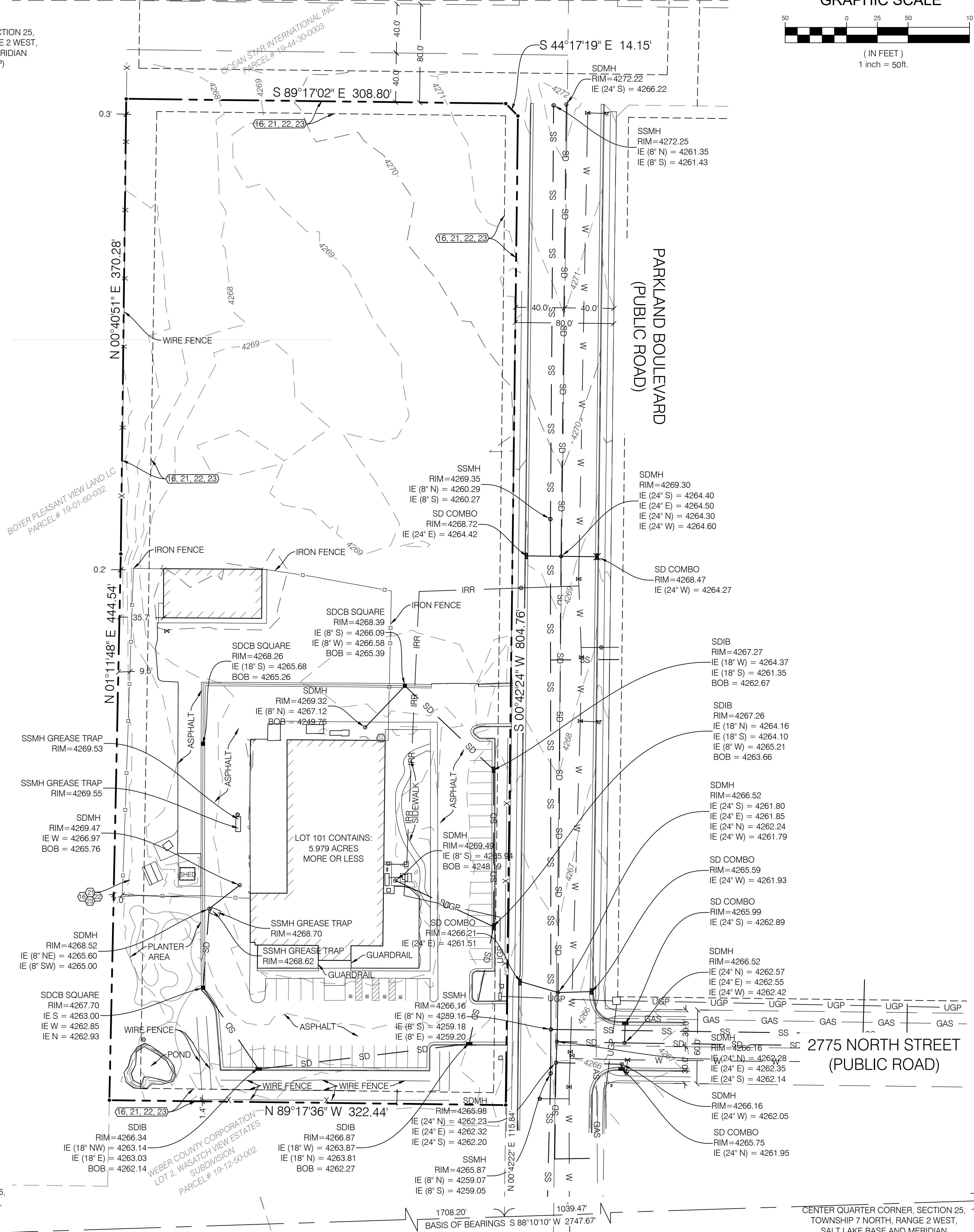
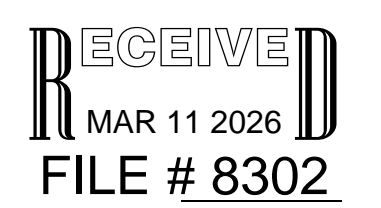
NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RIDGELINE DESIGN ARCHITECTS TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MEASURING SOUTH 1°25'03" WEST AS SHOWN HEREON.

BENCHMARK
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 7 WEST, RANGE 2 NORTH, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4267.14'

NARRATIVE
BOUNDARIES SHOWN WERE ESTABLISHED DIRECTLY FROM THE ABOVE REFERENCED PLAT LISTED AS (R2).



NORTHWEST CORNER, SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

S 01°25'03" W 2778.50'

WEST QUARTER CORNER, SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

CENTER QUARTER CORNER, SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND ALUMINUM CAP)

PROJECT NO: 2510176

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com

RIDGELINE DESIGN ARCHITECTS
2847 NORTH PARKLAND BOULEVARD
PLEASANT VIEW CITY, UTAH