ALTA / NSPS LAND TITLE SURVEY PART OF THE SE 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN Part of Block 16, Eyrie Meadow Subdivision No.2, Ogden City, Weber County, Utah AS SURVEYED DESCRIPTIONS A tract of land being part of Lot 16, Eyrie Meadow Subdivision No.2, recorded Plat book 12 page 41, Weber County records, and 1. The purpose of the survey is to provide an ALTA/NSPS Land Title Survey in regard to Commitment for Title Insurance policy Issued by located in the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a Inwest Title Services, Inc, Order number 230113, dated December 22, basis of bearing of North 01°05'52" East between the monumented locations of Washington Blvd. at the intersections of 1225 North 2016 @ 6:00pm. This ALTA survey is being done in accordance with the Street (sometimes known as Canfield Drive) and Lockwood Drive having NAD83 USft State Plane Coordinates of record of ALTA/NSPS 2016 Standards which are currently in effect. N=3626050.698 E=1511448.057 (1225 North Street) and N=3627166.923 E=1511469.448 (Lockwood Drive), being described as Ownership of the property is currently held by HMCRE Residential, LLC. follows; BEGINNING at a point located the following Five (5) courses: 1) 365.15 feet South 88°52'22" East along the monumented A Delaware Limited Liability Company. This ALTA survey will not provide centerline of said 1225 North Street to the intersection of said 1225 North Street and Ogden Avenue (Ogden Avenue is now vacated information related to underground storage tanks or other underground by document recorded Entry No. 349333 in Book 667 page 460 on January 11, 1961), 2) 33.47 feet North 11°07'38" Fast along the or above ground facilities that may be considered hazardous to the centerline of said vacated Ogden Avenue to the north right of way line of said 1225 North Street; 3) 163.36 feet North 11°07'38" environment. Since the site is covered with snow it is nearly impossible East along said centerline; 4) along the arc of a tangent curve to the Left 104.72 feet having a radius of 600.00 feet and a chord to visually see spills or other sources of contamination and this plat bearing and distance of North 06°07'38" East 104.59 feet along said centerline; 5) 88.97 feet North 01°07'38" East along said does not identify such. centerline; FROM said monumented location of the intersection of Washington Blvd and 1225 North Street; RUNNING thence North 3. Property Boundary Discussion 01°07'38" East 145.09 feet along said centerline; Thence South 88°52'22" East 217.25 feet; Thence South 01°07'38" West 145.09 4. The plat of Eyrie Meadow Subdivision No. 2 was drafted and positioned related to the monuments that were found and surveyed. These feet; Thence North 88°52'22" West 217.25 feet to the point of beginning. monuments are shown hereon. The intersection monument on Containing 31,520 sq.ft. more or less. Washington and 1225 North and the PC monument east of there was used as a basis for rotating the plat. 5. Once the plat was positioned the deeds were then evaluated for vacated street. A tract of land being part of Lot 16, Eyrie Meadow Subdivision No.2, recorded Plat book 12 page 41, Weber County records, and position. Each is tied to the southeast corner of Lot 16 giving two located in the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a basis of bearing of North 01°05'52" East between the monumented locations of Washington Blvd. at the intersections of 1225 North basic ties to the southeast corner of Parcel 9. The parcel numbers are those that were assigned in the preliminary title report and are used Street (sometimes known as Canfield Drive) and Lockwood Drive having NAD83 USft State Plane Coordinates of record of hereon. Other parcel numbers were used in some of the documents N=3626050.698 E=1511448.057 (1225 North Street) and N=3627166.923 E=1511469.448 (Lockwood Drive), being described as follows; BEGINNING at a point located the following Five (5) courses; 1) 365.15 feet South 88°52'22" East along the monumented Not all trees are Ogden City centerline of said 1225 North Street to the intersection of said 1225 North Street and Ogden Avenue (Ogden Avenue is now vacated Fence line shown in this area 11-013-0003 by document recorded Entry No. 349333 in Book 667 page 460 on January 11, 1961), 2) 33.47 feet North 11°07'38" East along the centerline of said vacated Ogden Avenue to the north right of way line of said 1225 North Street; 3) 163.36 feet North 11°07'38" S 88°52'22" 217.25 East along said centerline; 4) along the arc of a tangent curve to the Left 104.72 feet having a radius of 600.00 feet and a chord bearing and distance of North 06°07'38" East 104.59 feet along said centerline; 5) 234.06 feet North 01°07'38" East along said centerline; FROM said monumented location of the intersection of Washington Blvd and 1225 North Street; RUNNING thence North Privacy -01°07'38" East 75.00 feet along said centerline; Thence South 88°52'22" East 217.25 feet; Thence South 01°07'38" West 75.00 feet; fence Thence North 88°52'22" West 217.25 feet to the point of beginning. Containing 16,294 sq.ft. more or less. Parcel 8 A tract of land being part of Lot 16, Eyrie Meadow Subdivision No.2, recorded Plat book 12 page 41, Weber County records, and located in the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a basis of bearing of North 01°05'52" East between the monumented locations of Washington Blvd. at the intersections of 1225 North <u>S 88'52'22"</u> Street (sometimes known as Canfield Drive) and Lockwood Drive having NAD83 USft State Plane Coordinates of record of N=3626050.698 E=1511448.057 (1225 North Street) and N=3627166.923 E=1511469.448 (Lockwood Drive), being described as follows; BEGINNING at a point located the following Two (2) courses; 1) 365.15 feet South 88°52'22" East along the monumented P.O.B. Parcel 8 centerline of said 1225 North Street to the intersection of said 1225 North Street and Ogden Avenue (Ogden Avenue is now vacated by document recorded Entry No. 349333 in Book 667 page 460 on January 11, 1961), 2) 33.47 feet North 11°07'38" East along the centerline of said vacated Ogden Avenue to the north right of way line of said 1225 North Street; FROM said monumented location of the intersection of Washington Blvd and 1225 North Street; RUNNING thence North 11°07'38" East 138.14 feet along said centerline; Thence South 88'52'22" East 260.74 feet; Thence South 01'07'38" West 136.00 feet to the north right-of-way of said 1225 North Street; Thence North 88°52'22" West 284.73 feet along said north right-of-way line, to the point of beginning. Containing 37,092 sq.ft. more or less. Exception 59: A tract of land being part of Lot 16, Eyrie Meadow Subdivision No.2, recorded Plat book 12 page 41, Weber County records, and Easement for use of 15.41 1 located in the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a pavement. Width varies basis of bearing of North 01°05'52" East between the monumented locations of Washington Blvd. at the intersections of 1225 North from 5.57' to 6.59'. Street (sometimes known as Canfield Drive) and Lockwood Drive having NAD83 USft State Plane Coordinates of record of Building D N=3626050.698 E=1511448.057 (1225 North Street) and N=3627166.923 E=1511469.448 (Lockwood Drive), being described as of sewer laterials are follows; BEGINNING at a point located the following Three (3) courses; 1) 365.15 feet South 88°52'22" East along the monumented - Exception 55: 12' approximate based on centerline of said 1225 North Street to the intersection of said 1225 North Street and Ogden Avenue (Ogden Avenue is now vacated city utility maps) by document recorded Entry No. 349333 in Book 667 page 460 on January 11, 1961), 2) 33.47 feet North 11°07'38" East along the centerline of said vacated Ogden Avenue to the north right of way line of said 1225 North Street; 3) 138.14 feet North 11°07'38" East along said centerline; FROM said monumented location of the intersection of Washington Blvd and 1225 North Street; RUNNING thence North 11°07'38" East 25.22 feet along said centerline; Thence along the arc of a tangent curve to the Left 83.69 feet S 88'52'22" having a radius of 600.00 feet and a chord bearing and distance of North 07°07'54" East 83.62 feet along said centerline; Thence Parcel 7 South 88°52'22" East 217.62 feet; Thence South 01°07'38" West 94.00 feet; Thence South 88°52'22" East 30.00 feet; Thence 217.25 South 01°07'38" West 14.00 feet; Thence North 88°52'22" West 260.74 feet to the point of beginning Containing 24,476 sq.ft. more or less. Exception 53: East half of Vacated Street__/ A tract of land being part of Lot 16, Eyrie Meadow Subdivision No.2, recorded Plat book 12 page 41, Weber County records, and ocated in the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a basis of bearing of North 01°05'52" East between the monumented locations of Washington Blvd. at the intersections of 1225 North Street (sometimes known as Canfield Drive) and Lockwood Drive having NAD83 USft State Plane Coordinates of record of Exception 57: 16' wide Parcel 11 N=3626050.698 E=1511448.057 (1225 North Street) and N=3627166.923 E=1511469.448 (Lockwood Drive), being described as Right of way and easement follows; BEGINNING at a point located the following Four (4) courses; 1) 365.15 feet South 88°52'22" East along the monumented grant in favor of Mountain centerline of said 1225 North Street to the intersection of said 1225 North Street and Ogden Avenue (Ogden Avenue is now vacated Fuel Supply by document recorded Entry No. 349333 in Book 667 page 460 on January 11, 1961), 2) 33.47 feet North 11°07'38" East along the Set Mag-na centerline of said vacated Ogden Avenue to the north right of way line of said 1225 North Street; 3) 163.36 feet North 11°07'38" Exception 54: 20' wide Right East along said centerline; 4) along the arc of a tangent curve to the Left 83.69 feet having a radius of 600.00 feet and a chord of way and easement grant in bearing and distance of North 07°07'54" East 83.62 feet along said centerline; FROM said monumented location of the intersection of favor of Mountin Fuel Supply Parcel 11 Catch basin S 88'52'22" Washington Blvd and 1225 North Street; RUNNING thence continuing along the arc of a curve to the Left 21.03 feet having a radius of 600.00 feet and a chord bearing and distance of North 02°07'54" East 21.03 feet along said centerline; Thence North 01°07'38" East 88.97 feet along said centerline; Thence South 88°52'22" East 217.25 feet; Thence South 01°07'38" West 110.00 feet: Thence

Set Mag-nail &

Exception 58: 26' wide

∠Gas lines typ, see

Joint access easement

P.O.B. Parcel/ 10-

Approximate Water

utility maps

Fire hydrant

-NIO 07'38" E 33.47' de

Water valve

P.O.B. Parcel 9-

Set Mag-nail and Washer

location based oh city

Approximate Sewer line —

location based on city

North 88°52'22" West 217.62 feet to the point of beginning. Containing 22,900 sq.ft. more or less. visible markings SURVEYOR'S CERTIFICATE

To HMCRE Residential, LLC, A Delaware Limited Liability Company; Inwest Title Services, Inc.; Stewart Title Guaranty Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum St.Mon. Ogden Standard Detail Requirements for ALTA/NSPS Land City ring & lid Title Surveys, jointly established and adopted by NAD83 GPS American Land Title Association and The Nation coordinates Society of Professional Surveyors, and includes N=3627166.923 Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), E=1511469.448 11, 13, 16, and 19 of Table A thereof. The field work was completed between Dec. 23, 2016 & Jan 18, 2017. Date of Plat or Map: February 17, 2017. CURVE DATA

| 1 | 10,00,00," | 600.00' | 52.49 | 104.72 | N 06°07'38" E 104.59 |
|---|------------|---------|--------|--------|----------------------|
| 2 | 100°00'00" | 20.00' | 23.84 | 34.91 | N 38°52'22" W 30.64 |
| 3 | 08 05'14" | 630.00' | 44.54' | 88.92' | N 07°05'01" E 88.85 |
| 4 | 01 54 46" | 630.00 | 10.52' | 21.03 | N 02°05'01" E 21.03 |
| 5 | 02'00'31" | 600.00' | 10.52 | 21.03 | N 02°07'54" E 21.03 |
| 6 | 07°59'29" | 600.00' | 41.91 | 83.69' | N 07°07'54" E 83.62 |

S 88°52'22" E

- St.Mon. Ogden City ring & lid NAD83 GPS coordinates

N=3626050.698 E=1511<u>448.057</u>

365.15'

6. but are not used as reference identifiers hereon. 7. Each description was written so that each are coincident with one another having no gaps or overlaps, so they can be adjusted as a group. The intent of Parcel 9 and the east boundary of all the parcels is to match the location of the vacated Ogden Avenue. to accomplish this the record distance of 230.42 feet from the southeasterly end of Ave and 1225 North was held along the north right of way line of

From there the east boundary of all the parcels and the north boundary of parcel 8 were rotated the same 00°17'38" clockwise. The location of the platted centerline of Ogden Ave was then held and the

The lot lines were set holding the record distances of the east boundary of each parcel and running a rotated bearing westerly to intersect the centerline of the street.

underground conduit

POCK 10

wide Right of way

Supply

Parcel 10

Parcel 9

prevention valve

N 88°52'22'

North

-Dumpster area

Mailboxes

-Water meter

260.74

Monumented location of the SE cor of

Section 5, T6N, R1W, SLB&M, WCo.

Survey NAD83 USft grid coordinates

N=3625218.054 E=1512091.622

and easement grant in

favor of Mountin Fuel

Chain link fence line

Ogden City

Exception 56: 7' wide

right-of-way easement

Corner is a chain link fence

- Record location of the SE cor of Section 5,

T6N, R1W, SLB&M.based on Eyrie Meadow

Subdivision No.2 tie. Calculated NAD83 USft

grid coordinates N=3625219.527 E=1512105.129

post set in a concrete wall

14.00'-

- 284.73

791.15'

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

11-013-0007

the 20 radius fillet at the northeast corner of the intersection of Ogden Item 7(a), the buildings are located and shown and dimensioned to the nearest

10. The As Surveyed Descriptions combine the original parcel and the vacated street. The record currently separates the parcels and the

Legend

----- EASEMENTS

STREET CENTERLINE

FND STREET MONUMENT

FND REBAR AND CAP

EXCEPTION NUMBER

RECORD DATA

LANDSCAPING

POWER AND/OR

UTILITY POLE

MEASURED DATA

CALCULATED DATA

---x---x- EXISTING FENCE

+ + + + + ROAD VACATION

west boundary of the parcels was then established

Item 17, not part of this survey. Item 18, not part of this survey. Item 19, in reference to plottable offsite easements or servitudes. While it is standard practice to examine adjoining properties for possible boundary conflicts it is not normal to do a title examination for such easements, etc. No representation is made herein to have done any research for such items in the process of this survey, however, if any such were found in the process of this survey they are/will be shown or noted. Item 20, not part of this survey. Scale $\sim 1'' = 40'$ Item 21, Landmark Surveying, Inc has Professional Liability Insurance and

documentation of such can be provided upon request of the client. Item 22, the following items were specifically requested by the client and have been

TABLE A of the ALTA STANDARDS

6(a) and (b), 7(a), 8, 9, 10(a), 11, 13, 16, and 19 subject to the comments

Item 2, The address of record, Parcels 7 thru 11, 1350 N Ogden Ave #21-29,

Item 6(a & b), zoning has not been provided by the insurer or client, however,

Ogden City Zoning Map available online indicates this property to be zoned R-3.

For data regarding specifics on zoning requirements the date may be obtained from

Item 8, the buildings are shown, however, since the parking areas were covered in

Item 3, this property appears to be located in FEMA Flood Zone X.

Item 4, the area of the parcel is noted in the As Surveyed Descriptions.

snow and ice at the time of the survey they are shown as best possible.

Item 10 (a), this property does not appear to have a party wall with adjoining

Item 11, Observable utilities not covered by snow have been located and shown.

The site has been partially marked by 811 utility locators (Blue Stakes) and the

markings that were available at the time of survey were measured and shown

engineer has been contacted for plans of the utilities but as of the date of this

hereon. The location of underground utilities not Blue Staked are not know. The city

Item 15, aerial imagery can be provided with an imagery date of 2012 if requested.

Item 16, no evidence of recent earth moving work, building construction, or building

(i) the location of all buildings, structures and other substantial visible improvements (including sidewalks, curbs parking areas and fences) and the distances from such improvements to adjoining exterior property lines must be

(ii) the number and location of parking spaces (specifying the number of spaces reserved for handicapped use, if any); and

(iii) indication of access (such as curb cuts and driveways) to adjoining streets and highways and information as to whether such roadways are public or private.

TITLE REPORT DESCRIPTIONS

SCHEDULE A, Order Number: 230113 LEGAL DESCRIPTION EXHIBIT "A"

PROPERTY ON THE WES

PC St.Mon. Ogden City ring &

lid NAD83 GPS coordinates

N=3626034.636 E=1512239.460

hereafter.

Ogden Ut 84404.

quarter foot.

Item 1, Corners have been set as shown.

Item 5, not part of this survey.

Sterling Codifiers on over the internet

Item 9, same response as Item 8.

plat no response has been received.

additions were observed during the site visit.

Item 12, not part of this survey.

Item 14, not part of this survey

Item 13, shown and noted.

Parking requirements; unable to locate.

PARCEL 7: (11-013-0001), ADDRESS: 1350 N OGDEN AVE #21-29 OGDEN, UT 84404 PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET AND NORTH 0°50' EAST 150.0 FEET AND NORTH 89°10' WEST 30.00 FEET AND NORTH 0°50' EAST 204.0 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH 89°10' WEST 187.24 FEET TO THE EAST LINE OF VACATED OGDEN AVENUE; THENCE NORTH 0°50' EAST 145.09 FEET ALONG THE EAST LINE OF SAID VACATED OGDEN AVENUE; THENCE SOUTH 89°10' EAST 187.24 FEET; THENCE SOUTH 0°50' WEST 145.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID SET POINT AS LABELED PROPERTY ON THE WEST. SET #5x24" REBAR AND

PARCEL 8: (11-013-0002), ADDRESS: 1350 N OGDEN AVE #21-29 OGDEN, UT 84404 CAP STAMPED LANDMARK PART OF BLOCK 16. EYRIE MEADOW SUBDIVISION NO. 2. OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET AND NORTH 0°50' EAST 150.00 FEET AND NORTH 89°10' WEST 30.0 FEFT AND NORTH 0°50' EAST 349.09 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH 89°10' WEST 187.24 FEET TO THE EAST LINE OF VACATED OGDEN AVENUE; THENCE NORTH 0°50' EAST 75 FEET ALONG THE EAST LINE OF SAID VACATED OGDEN AVENUE; THENCE SOUTH 89°10' EAST 187.24 FEET; THENCE SOUTH 0°50' WEST 75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID PROPERTY ON THE WEST.

PARCEL 9: (11-013-0004), ADDRESS: 1350 N OGDEN AVE #21-29 OGDEN, UT 84404 PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 16 AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16: AND RUNNING THENCE NORTH 89°10' WEST 230.42 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 20 FOOT RADIUS CURVE 34.91 FEET, THE LONG CHORD OF SAID CURVE BEARS NORTH 39°10' WEST 30.64 FEET; THENCE NORTH 10°50' EAST 114.26 FEET; THENCE SOUTH 89°10' EAST 230.28 FEET; THENCE SOUTH 0°50' WEST 136.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID PROPERTY ON THE WEST.

PARCEL 10: (11-013-0005), ADDRESS: 1350 N OGDEN AVE #21-29 OGDEN, UT 84404 PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY. UTAH: BEGINNING AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET AND NORTH 0°50' EAST 136.0 FEET FORM THE SOUTHEAST CORNER OF SAID BLOCK 16: AND RUNNING THENCE NORTH 0°50' EAST 14 FEET; THENCE NORTH 89°10' WEST 30 FEET; THENCE NORTH 0°50' EAST 94 FEET; THENCE NORTH 89°10' WEST 187.24 FEET TO THE EAST LINE OF SAID VACATED OGDEN AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID VACATED OGDEN AVENUE TO A POINT NORTH 89°10' WEST OF BEGINNING; THENCE SOUTH 89°10' EAST TO THE POINT OF BEGINNING. TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID

PROPERTY ON THE WEST.

PARCEL 11: (11-013-0006), ADDRESS: 1350 N OGDEN AVE #21-29 OGDEN, UT 84404 PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY. UTAH: BEGINNING AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET AND NORTH 0°50' EAST 150.0 FEET AND NORTH 89°10' WEST 30.0 FEET AND NORTH 0°50' EAST 94.0 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH FORM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH 89°10' WEST 187.24 FEET **†**O THE EAST LINE OF THE VACATED OGDEN AVE; THENCE NORTH 0°50' EAST 110.0 FEET ALONG THE EAST LINE OF SAID VACATED OGDEN AVENUE: THENCE SOUTH 89°10' EAST 187.24 FEET; THENCE SOUTH 0°50' WEST 110.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE EA\$T ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID

- St.Mon. Ogden City ring & lid

N=3626076.945 E=1513299.273

NAD83 GPS coordinates

document. PT St.Mon. Ogden City ring & lid NAD83 GPS coordinates N=3626145.234 E=1512478.043 CLIENT: Braden Hellewell Address: 10 W Broadway # 100, Salt Lake City, Ut SE 1/4 of Sec 5, T6N, R1W, SLB&M.

SECHEDULE B - SECTION 1 & 2 of the TITLE COMMITMENT SCHEDULE B: Exceptions numbered 44 thru 65 only have been listed for this property.

The only Table A items being addressed in this survey are item 1, 2, 3, 4, Only exceptions 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62 listed are specifically addressed in this

Exception 50: "MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED." Survey Response: This item is not part of this survey and specifically excluded from this document.

Exception 51: "NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED

Survey Response: The dedication plat is Eyrie Meadow Subdivision No.2 recorded Plat book 12 page 41 and 42 recorded March 9, 1960 in Weber County records. There are no setback lines, conditions, restrictions, requirements, stipulations set forth on the plat that affect this property. Page 41 of the plat contains a note that states, "Note: Utility Easements are shown by dashed lines ~ 5' each side of lot lines. The plat does not show any dashed easement lines within Block 16 which this property is part of.

Exception 52: "PUBLIC UTILITY EASEMENTS TOGETHER WITH INCIDENTAL RIGHTS THERETO AS DELINEATED ON OWNERS DEDICATION PLAT FOR EYRIE MEADOW SUBDIVISION NO. 2." Survey Response: See response for Exception 51.

Exception 53: "ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED OVER OR ACROSS THAT PORTION OF THE LAND DESCRIBED AS BEING A PART OF VACATED STREETS AND ALLEYS."

Survey Response: Utility easements of record as contained in the Preliminary Title Report have been shown. Other utilities have been shown from either observation on the ground or from 811 Utility Location Service (Bluestakes of Utah) markings.

Exception 54: "MOUNTAIN FUEL RIGHT OF WAY EASEMENT DATED: JUNE 30, 1961, RECORDED: JULY 4, 1961, ENTRY NO.: 360171, BOOK/PAGE: 682-692, GRANTOR: EDMAN & JOLLEY CONSTRUCTION COMPANY. GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, PURPOSE: RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY A LITAH CORPORATION, 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 TOGETHER WITH INCIDENTAL RIGHTS THERETO."

Survey Response: Shown and noted. Exception 55: "MOUNTAIN FUEL RIGHT OF WAY EASEMENT DATED: OCTOBER 23, 1962. RECORDED: OCTOBER 29, 1962, ENTRY NO.: 389899, BOOK/PAGE: 725/179, GRANTOR: JOHN N. EDMAN AND VEDA H. EDMAN GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, PURPOSE: RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A UTAH CORPORATION, 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

TOGETHER WITH INCIDENTAL RIGHTS THERETO." Survey Response: Shown and noted

Survey Response: Shown and noted

Exception 56: "MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RIGHT OF WAY EASEMENT RECORDED: MARCH 4. 1980, ENTRY NO.: 804760, BOOK/PAGE: 1346/749, GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS THE SUBJECT PROPERTY, TOGETHER WITH INCIDENTAL RIGHTS THERETO."

Exception 57: "MOUNTAIN FUEL RIGHT OF WAY EASEMENT DATED: NOVEMBER 28, 1994, RECORDED: DECEMBER 27, 1994, ENTRY NO.: 1326567, BOOK/PAGE: 1742/719, GRANTOR: LYNN E. WARDLEY, GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, PURPOSE: RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A UTAH CORPORATION, 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 TOGETHER WITH INCIDENTAL RIGHTS THERETO." Survey Response: Shown and noted.

Exception 58: "EASEMENT, RECORDED: AUGUST 2, 1999, ENTRY NO: 1653685, BOOK/PAGE: 2026-2085, IN FAVOR OF: MT VIEW INVESTMENTS, LLC AND MT EYRIE APARTMENTS, LTD, PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN " Survey Response: Shown and noted.

Exception 59: "PAVEMENT LICENSE AGREEMENT, DATED: FEBRUARY 1, 1998, RECORDED: JULY 15, 1998. ENTRY NO.: 1559959, BOOK/PAGE: 1941/2184, *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.

Survey Response: Shown and noted Exception 60: "PUBLIC UTILITY EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES

LOCATED OVER AND ACROSS THE PROPERTY, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY." Survey Response: 811 Utility locating services (Bluestakes of Utah) have marked the underground utilities.

Said have been surveyed as well as the overhead visible utility lines and shown herein. Exception 61: "TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS.

EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS". RECORDED: APRIL 28, 1960, AS ENTRY NO. 334445, IN BOOK 645, AT PAGE 200. TOGETHER WITH AMENDMENTS THERETO, BUT OMITTING ANY COVENANT CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION. HANDICAP, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, ANCESTRY SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (a) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (b) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS." Survey Response: The description encompasses the entire Eyrie Meadow Subdivision No.2. The document

has been examined to identify matters relating to survey issues. The following were identified but not mapped. No representation to the accuracy of all items affecting the property is made in this summary. Summary: (book-page) 645-201 paragraph 7, Survey Response see response for Exception 51. 645-203, paragraph 9, contains an enforcement date after which the document "may be altered, changed [645-204] amended, enlarged or abolished,...". Survey Response: It is not known if this document has been altered, changed, amended, enlarged or abolished. Nor have I searched for such

Exception 62: "TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS. EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS". RECORDED: DECEMBER 30, 1994, AS ENTRY NO. 1327140, IN BOOK 1742, AT PAGE 2006, TOGETHER WITH AMENDMENTS THERETO, BUT OMITTING ANY COVENANT CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION. HANDICAP, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, ANCESTRY SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (a) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (b) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AMENDED JULY 21, 2009 AS ENTRY NO. 2425133."

Survey Response: Document Entry number 1327140 is a Low Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants. The document contains descriptions of Parcels I thru V (five in total). Document Parcel (DP) = Preliminary Report (PR) DP I = PR 9; DP II = PR 10; DP III = PR 11; DP IV = PR 7; DP V= PR 8.

Document Entry number 2425133 is an Amendment to Low-Income Housing Credit Committment Agreement and Declaration of Restrictive Covenants and contains the same descriptions and relationships as noted first above for Entry number 1327140. These items are not part of this survey and specifically excluded from this



FILE: 3698-5