

DESCRIPTION PER TITLE REPORT

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY...

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS...

SCHEDULE B-2 EXCEPTIONS

TAXES FOR THE YEAR 2017 NOW A LIEN, NOT YET DUE. TAX ID. NO. 08-050-0007.

2018 GENERAL PROPERTY TAXES WERE PAID IN THE AMOUNT OF \$12,006.62. TAX ID. NO. 08-050-0007. SURVEY FINDINGS: NOT A SURVEY MATTER

LAND PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF WEBER COUNTY GENERAL FUND, WEBER COUNTY G O BOND FUND, LIBRARY, WEBER SCHOOL DISTRICT, STATEWIDE SCHOOL BASIC LEVY, MOSQUITO ABATEMENT DISTRICT, WEBER BASIN WATER - GENERAL, ROY WATER CONSERVANCY DISTRICT, CENTRAL WEBER SEWER DISTRICT, ROY CITY, WEBER/MORGAN HEALTH JUDGMENT LEVY - W.C. PARAMOUNT FUND, ASSESS & COLLECT (STATE) COUNTY, WEBER SCHOOL JUDGMENT LEVY, WEBER AREA #11 AND EMERGENCY SERVICE, AND IS SUBJECT TO ASSESSMENTS BY SAID DISTRICTS. SURVEY FINDINGS: NOT A SURVEY MATTER

CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. SURVEY FINDINGS: ALL IMPROVEMENTS SHOWN HEREON

RESOLUTION, ESTABLISHED BY WEBER COUNTY TO CREATE A SEWER IMPROVEMENT DISTRICT FOR THE COLLECTION, TREATMENT AND DISPOSING OF SEWAGE, RECORDED OCTOBER 14, 1954, AS ENTRY NO. 226424, IN BOOK 458, AT PAGE 87 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

AGREEMENT, DATED OCTOBER 23, 1961, BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD, TO PROMOTE A WATER CONSERVATION PROJECT CONSISTING OF CONSTRUCTION OF 18,550 LINEAR FEET OF CANAL LINING AND CONTROL STRUCTURES ON THE EXISTING NORTH AND SOUTH BRANCHES OF THE WILSON CANAL, RECORDED DECEMBER 29, 1961, AS ENTRY NO. 371376, IN BOOK 699, AT PAGE 176 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

CERTIFICATION AND ACKNOWLEDGMENT, IN FAVOR OF THE WILSON IRRIGATION COMPANY FOR THE CONSTRUCTION OF AN IRRIGATION PROJECT CONSISTING OF CONSTRUCTION OF 18,550 LINEAR FEET OF CANAL LINING AND CONTROL STRUCTURES, RECORDED DECEMBER 29, 1961, AS ENTRY NO. 371377, IN BOOK 699, AT PAGE 179 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

EASEMENT TO USE IRRIGATION SYSTEM, IN THE STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD TO USE THE DISTRIBUTION SYSTEM OF THE WILSON IRRIGATION COMPANY, RECORDED DECEMBER 29, 1961, AS ENTRY NO. 371378, IN BOOK 699, AT PAGE 184 OF OFFICIAL RECORDS. (NO EXACT LOCATION) SURVEY FINDINGS: CANAL SHOWN HEREON

ORDINANCE OF WEBER COUNTY, UTAH TO AMEND THE UNIFORM ZONING ORDINANCE OF WEBER COUNTY, UTAH BY AMENDING THE ZONING MAP OR MAPS TO INCLUDE A HERETOFORE UNZONED AREA IN THE HOOPER WEST ROY DISTRICT AND CLASSIFYING THE HERETOFORE DESCRIBED LAND AS AGRICULTURAL ZONE A-1, AGRICULTURAL ZONE A-2, COMMERCIAL ZONE C-2 AND MANUFACTURING ZONE M-1, RECORDED SEPTEMBER 17, 1963, AS ENTRY NO. 410213, IN BOOK 753, AT PAGE 323 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

CERTIFICATE OF APPROPRIATION OF WATER, RECORDED OCTOBER 14, 1969, AS ENTRY NO. 526689, IN BOOK 927, AT PAGE 256 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

RESOLUTION ANNEXING CERTAIN CONTIGUOUS AREAS IN WEBER AND DAVIS COUNTIES INTO THE HOOPER WATER IMPROVEMENT DISTRICT, RECORDED SEPTEMBER 1, 1971, AS ENTRY NO. 556996, IN BOOK 914, AT PAGE 771 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

RESOLUTION ANNEXING AREAS IN WEBER AND DAVIS COUNTIES INTO THE HOOPER WATER IMPROVEMENT DISTRICT, RECORDED OCTOBER 20, 1971, AS ENTRY NO. 55970, IN BOOK 914, AT PAGE 423 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

ORDINANCE CREATING AND ESTABLISHING A WEBER COUNTY SERVICE AREA, RECORDED DECEMBER 20, 1975, AS ENTRY NO. 799132, IN BOOK 1339, AT PAGE 148 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

ANY RIGHTS OR ASSERTED RIGHTS IN AND TO OR PERTAINING TO THE USE AND MAINTENANCE OF THE LAYTON CANAL, TOGETHER WITH ANY FACILITIES APPURTENANT THERETO INCLUDING BUT NOT LIMITED TO, WATER PIPELINES AND DITCHES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED LAND, THE COMPANY FURTHER EXPECTS ANY ADVERSE CLAIM BASED ON (I) THE ASSERTION THAT SOME OF THE BOUNDARIES OF THE HEREIN DESCRIBED LAND HAVE BEEN AFFECTED BY A CHANGE IN THE COURSE OF SAID CANAL, (II) THE UNCERTAINTY OF THE BOUNDARIES OF SAID CANAL, AND (III) THE ASSERTION THAT THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. SURVEY FINDINGS: CANAL SHOWN HEREON

AGREEMENT, DATED NOVEMBER 16, 1990, BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WILSON IRRIGATION COMPANY, FOR CONSTRUCTION OF ABOUT 2,200 FEET OF 48 INCH HOPI INVERTED SIPHON AND INLET AND OUTLET STRUCTURES, RECORDED MAY 17, 1996, AS ENTRY NO. 1408857, IN BOOK 1806, AT PAGE 2979 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

EASEMENTS TO USE DISTRIBUTION SYSTEM, AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE WILSON IRRIGATION COMPANY, RECORDED MAY 17, 1996, AS ENTRY NO. 1408858, IN BOOK 1806, AT PAGE 2985 OF OFFICIAL RECORDS. SURVEY FINDINGS: CANAL SHOWN HEREON

CERTIFICATE OF CREATION, A NOTICE OF CREATION FROM THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY (NUEA), DATED OCTOBER 28, 2014, COMPLYING WITH SECTION 11-13-204, UTAH CODE ANNOTATED, 1953, AS AMENDED, RECORDED JANUARY 20, 2015, AS ENTRY NO. 2718461 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

CERTIFICATE OF ANNEXATION FROM ROY WATER CONSERVANCY DISTRICT, RECORDED MAY 20, 2014, AS ENTRY NO. 2827104 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

RESOLUTION NO. 2014-09, AMENDATORY RESOLUTION OF ANNEXATION PERTAINING TO THE ANNEXATION OF CERTAIN REAL PROPERTY INTO THE BOUNDARIES OF THE ROY WATER CONSERVANCY DISTRICT, RECORDED DECEMBER 22, 2014, AS ENTRY NO. 2715388 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

CERTIFICATE OF ANNEXATION FROM ROY WATER CONSERVANCY DISTRICT, RECORDED JULY 6, 2015, AS ENTRY NO. 2746325 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY MATTER

NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREIN-ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE AREAS, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A SURVEY MAY DISCLOSE. SURVEY FINDINGS: ALL SURVEY RELATED ITEMS SHOWN HEREON

BLANKET EASEMENT, IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF NICHOLSON, A BLANKET EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, RECORDED MAY 20, 2016, AS ENTRY NO. 2794317 OF OFFICIAL RECORDS. SURVEY FINDINGS: BLANKETS PARCEL

RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF QUESTAR GAS COMPANY, FOR A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, LAY, MAINTAIN, OPERATE, REPAIR, ALTER, INSPECT, PROTECT, MAKE CONNECTIONS TO, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND INSTALL CATHODIC MONITORING AND MITIGATION FACILITIES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, RECORDED NOVEMBER 26, 2016, AS ENTRY NO. 2828471 OF OFFICIAL RECORDS. SURVEY FINDINGS: BLANKETS PARCEL

TRUST DEED TRUSTOR: ADERRA, LLC A UTAH LIMITED LIABILITY COMPANY TRUSTEE: BANK OF UTAH BENEFICIARY: BANK OF UTAH AMOUNT: \$10,269,550.00 DATED: MARCH 26, 2016 RECORDED: MARCH 30, 2016 ENTRY NO: 2785789 SURVEY FINDINGS: NOT A SURVEY ITEM

SCHEDULE B-2 EXCEPTIONS

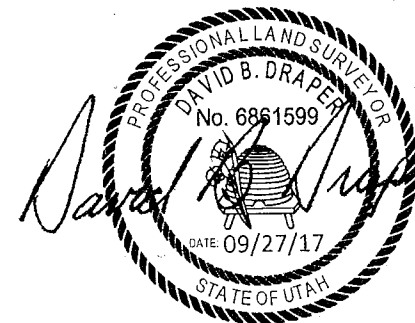
ASSIGNMENT OF RENTS, DATED MARCH 25, 2016, BY AND BETWEEN ADERRA, LLC, A UTAH LIMITED LIABILITY COMPANY AND BANK OF UTAH, RECORDED MARCH 30, 2016, AS ENTRY NO. 2785781 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOT A SURVEY ITEM

SURVEYOR'S CERTIFICATE

TO Q10 BONNEVILLE REAL ESTATE CAPITAL, WALKER & DUNLOP, LLC, ITS SUCCESSORS AND ASSIGNS, FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, SECURITY TITLE OF DAVIS COUNTY, INC., ADERRA, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10(A), 11, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2017.

DATE OF PLAN OR MAP: SEPTEMBER 8, 2017.



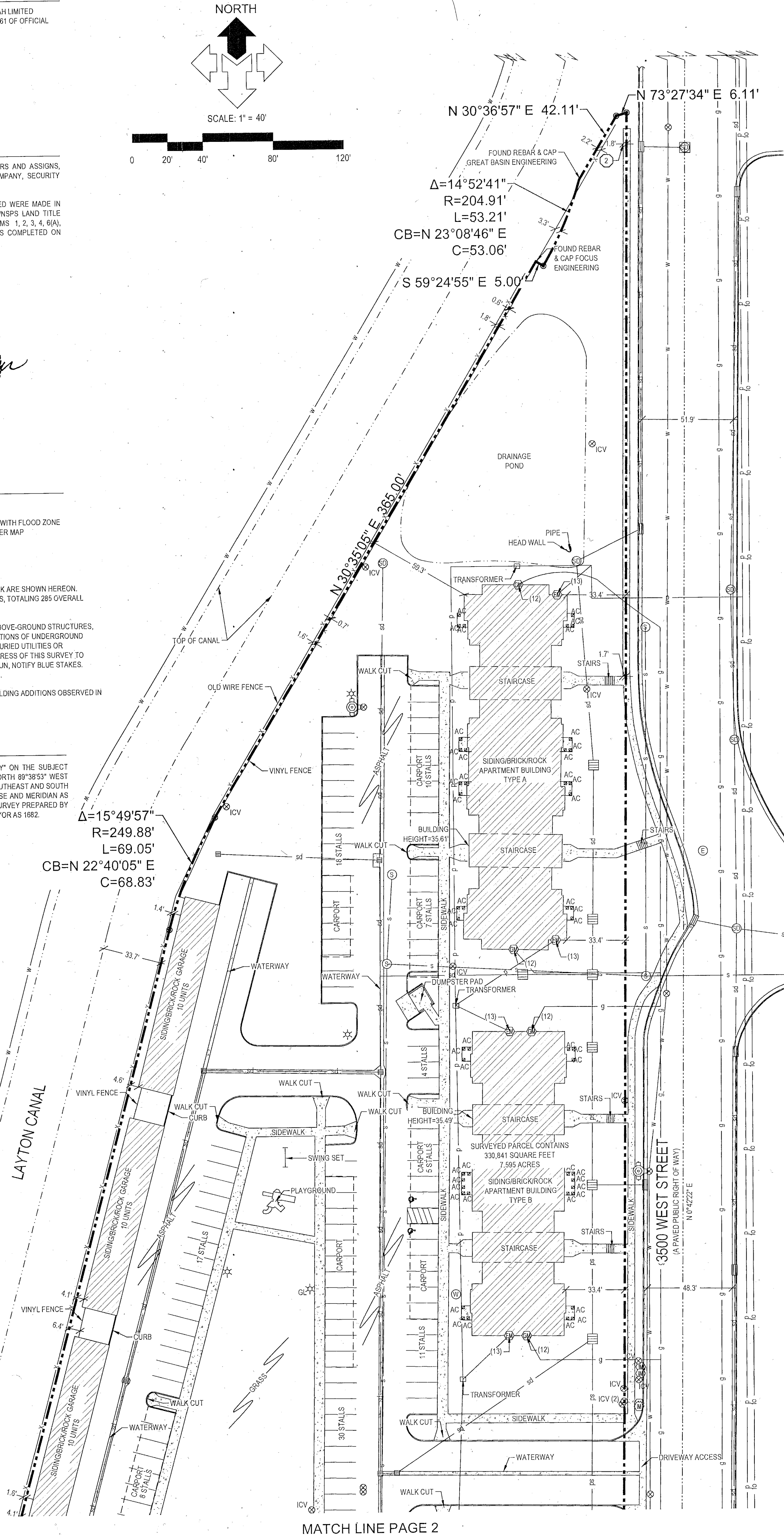
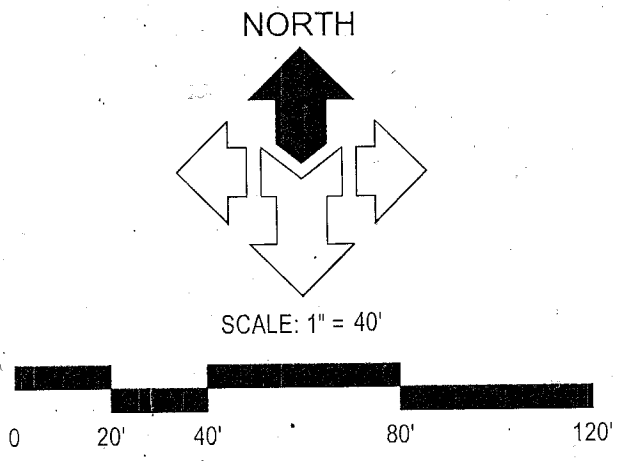
DAVID B. DRAPER LICENSE NO. 6991599

TABLE "A" ITEMS

- 1. SHOWN HEREON
2. THE ADDRESS OF THE SUBJECT PARCEL IS 4643 SOUTH 3500 WEST, ROY, UTAH.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NUMBER 4805/CANSE, EFFECTIVE ON DECEMBER 16, 2005.
4. THE GROSS LAND AREA IS SHOWN HEREON.
6(A) NOT SUPPLIED.
6(B) NOT SUPPLIED.
7(A) DIMENSIONS OF ALL BUILDINGS ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
9. THERE ARE 212 REGULAR PARKING STALLS, 8 ADA PARKING STALLS, 65 GARAGE STALLS, TOTALING 285 OVERALL PARKING STALLS.
10(A) NOT APPLICABLE.
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
12. NAMES OF ADJOINERS ARE SHOWN HEREON.
16. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
19. ALL PROVIDED EASEMENTS SHOWN HEREON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NPS/LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'53" WEST 2949.18 FEET ALONG THE SECTION LINE OF 4800 SOUTH STREET, BETWEEN THE SOUTHEAST AND SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND 330.841 SQUARE FEET 7.995 ACRES.



MATCH LINE PAGE 2

GENERAL NOTES

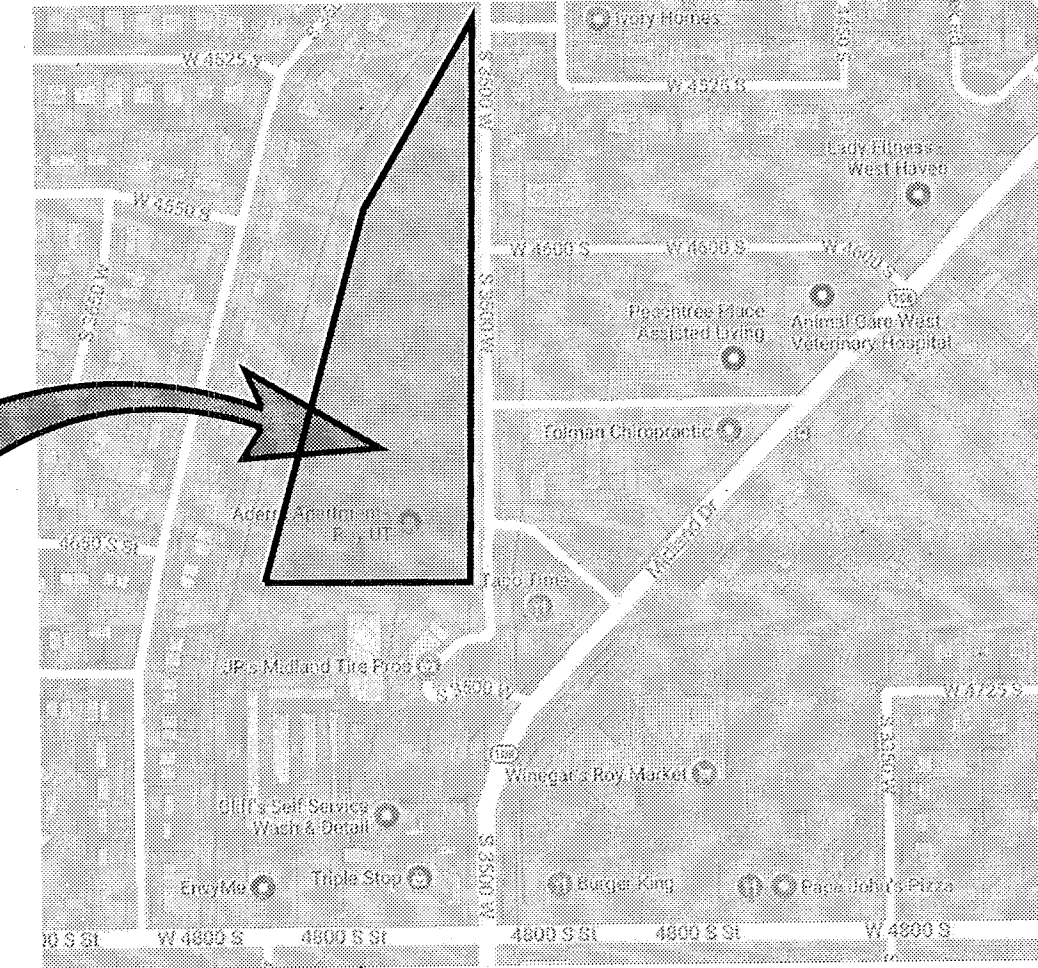
- 1. MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED 'MNEIL ENG.' UNLESS NOTED OTHERWISE HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

LEGEND

Table with symbols for various features: ADJOINING LOT LINE, PROPERTY LINE, MONUMENT LINE, DITCH BANK, EXISTING FENCE, POWER LINE, FIBER OPTIC LINE, WATER LINE, SANITARY SEWER LINE, STORM DRAIN LINE, GAS LINE, CONCRETE, BUILDING, FIRE HYDRANT, WATER MANHOLE, WATER VALVE, ELECTRIC MANHOLE, ELECTRIC METER, LIGHT POLE, SANITARY SEWER CLEAN OUT, SANITARY SEWER MANHOLE, GAS METER, STORM DRAIN CATCH BASIN, STORM DRAIN MANHOLE, IRRIGATION WATER METER, IRRIGATION CONTROL VALVE, AIR CONDITIONING UNIT, MAILBOX, SIGN.

SIGNIFICANT OBSERVATIONS

- 1. BUILDING CORNER 0.4 FEET NORTH OF THE PROPERTY LINE
2. BACK OF WALK 1.8 FEET WEST OF THE PROPERTY LINE



VICINITY MAP

SCALE: N.T.S.

Table with columns: UTILITY COMPANY, CONTACT, CONTACT INFO, STATUS. Lists utilities like Hooper Water, Dominion Energy, CenturyLink, etc.

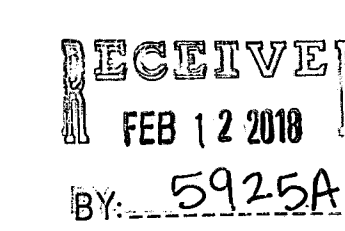


ADERRA APARTMENTS
4643 SOUTH 3500 WEST
ROY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

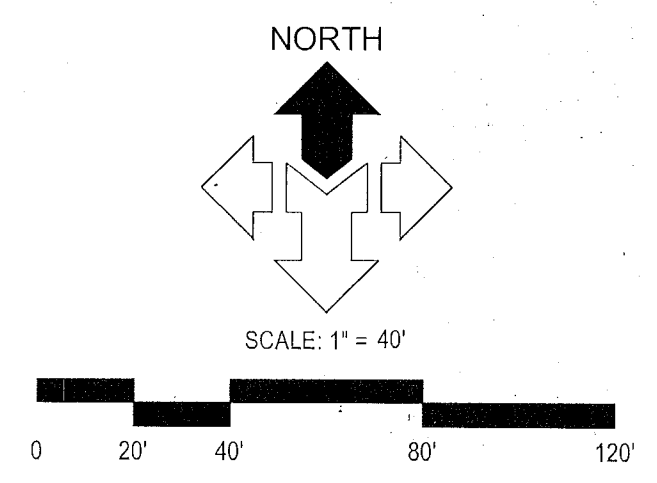
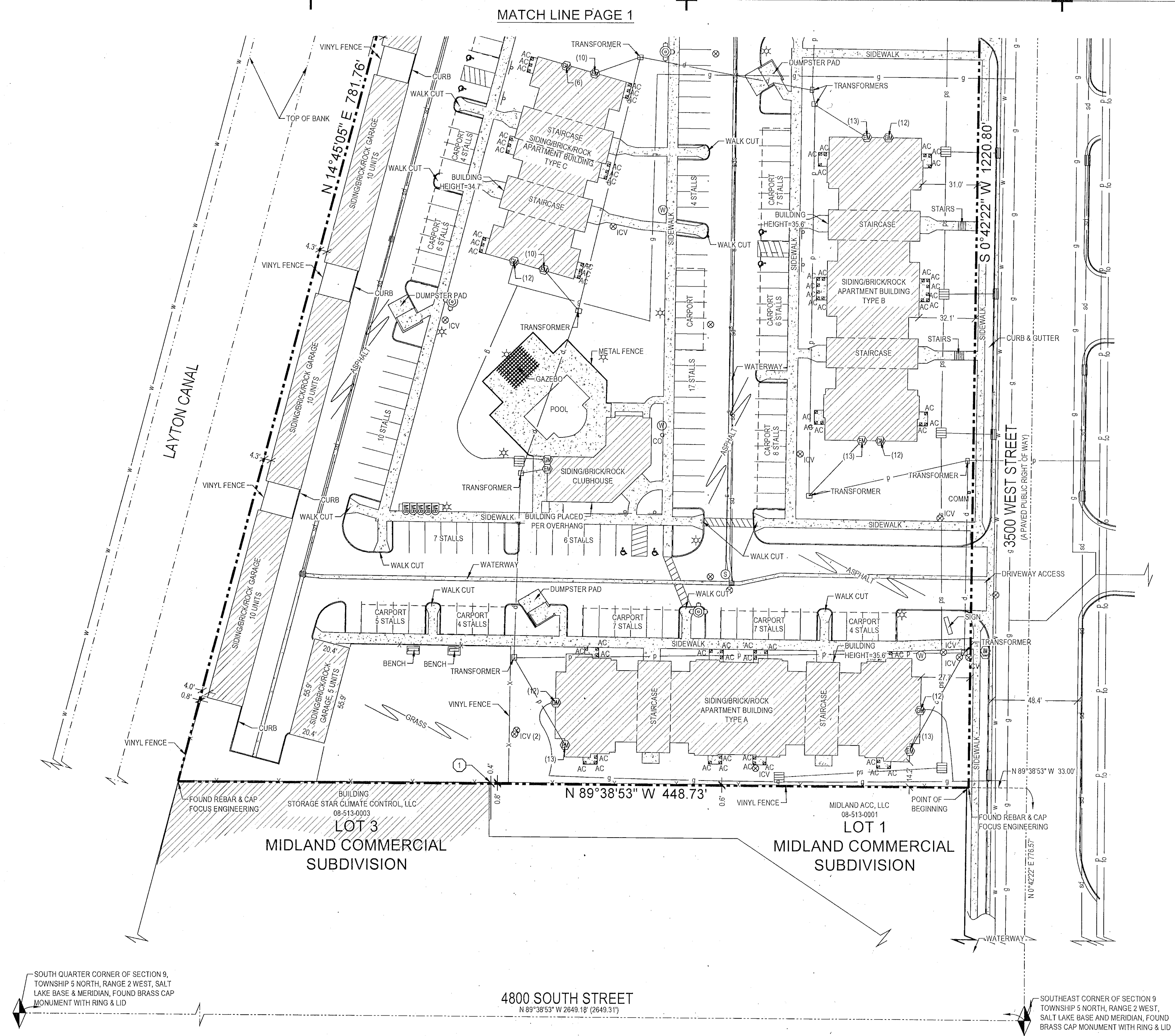
Revisions table with columns: REV, DATE, DESCRIPTION, COMMENTS.

PROJECT NO: 17539
CAD FILE: 17539 ALTA
DRAWN BY: EAD
CALC BY: DBD
FIELD CREW: SB, MOH, HBD
CHECKED BY: DBD
DATE: 9/8/2017

ALTA/NPS/LAND TITLE SURVEY

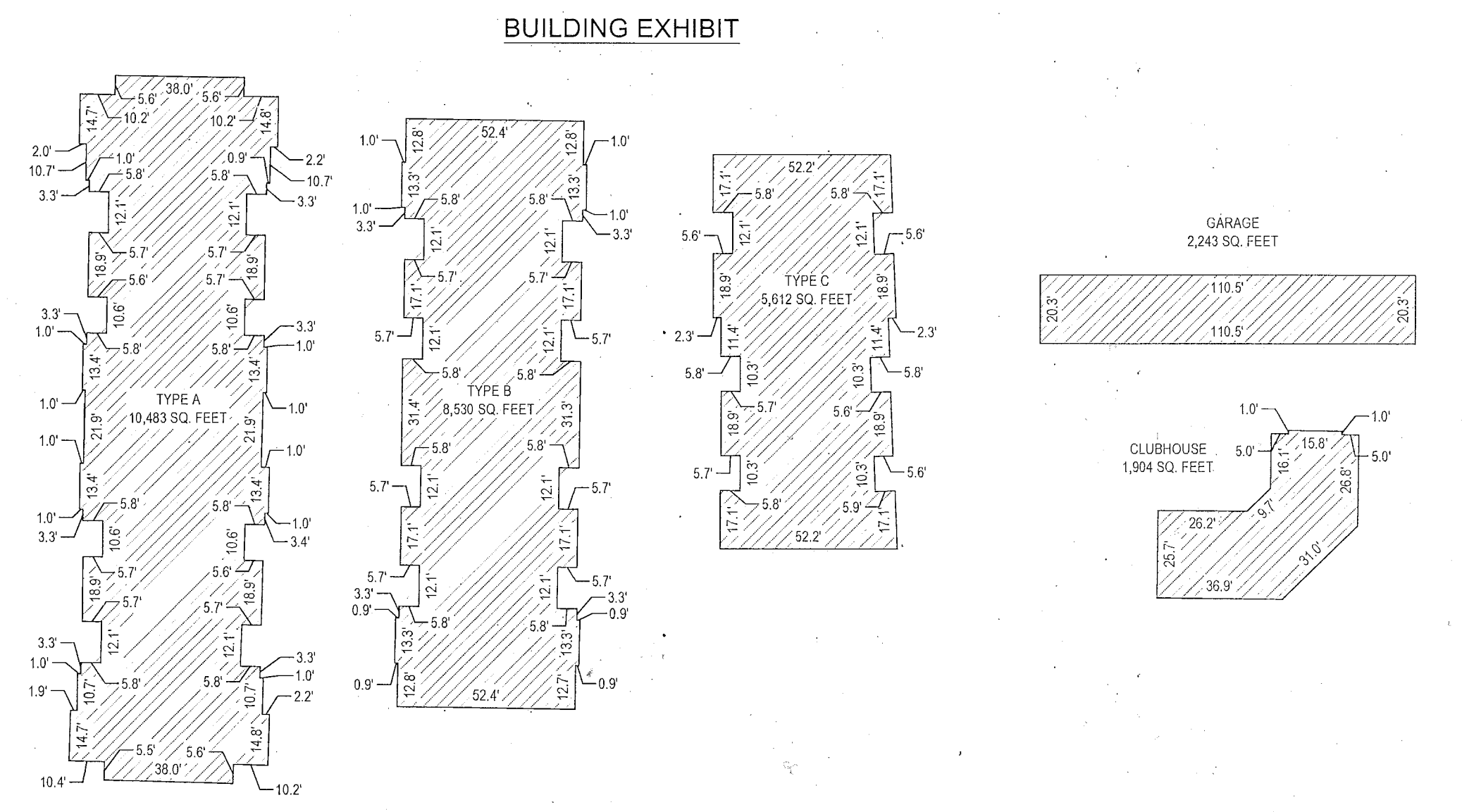


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LEGEND

| | | | |
|-----|---------------------------------------|---|--------------------------|
| --- | ADJOINING LOT LINE | ⊙ | FIRE HYDRANT |
| --- | PROPERTY LINE | ⊙ | WATER MANHOLE |
| --- | MONUMENT LINE | ⊙ | WATER VALVE |
| --- | DITCH BANK | ⊙ | ELECTRIC MANHOLE |
| --- | EXISTING FENCE | ⊙ | ELECTRIC METER |
| --- | POWER LINE | ⊙ | LIGHT POLE |
| --- | FIBER OPTIC LINE | ⊙ | SANITARY SEWER CLEAN OUT |
| --- | WATER LINE | ⊙ | SANITARY SEWER MANHOLE |
| --- | SANITARY SEWER LINE | ⊙ | GAS METER |
| --- | STORM DRAIN LINE | ⊙ | STORM DRAIN CATCH BASIN |
| --- | GAS LINE | ⊙ | STORM DRAIN MANHOLE |
| ■ | CONCRETE | ⊙ | IRRIGATION WATER METER |
| ▨ | BUILDING | ⊙ | IRRIGATION CONTROL VALVE |
| ● | PROPERTY CORNER SEE GENERAL NOTE 2 | ⊙ | AIR CONDITIONING UNIT |
| | | ⊙ | MAILBOX |
| | | ⊙ | SIGN |



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ADERRA APARTMENTS
4643 SOUTH 3500 WEST
ROY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

| REVISIONS | |
|-----------|---------|
| REV | DATE |
| 1 | 8/20/17 |
| 2 | |
| 3 | |
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| 9 | |
| 10 | |

PROJECT NO: 17539
CAD FILE: 17539 ALTA
DRAWN BY: EAD
CALC BY: DBD
FIELD CREW: SB, MDH, HBD
CHECKED BY: DBD
DATE: 9/8/2017

ALTA/NSPS
LAND TITLE
SURVEY

2 OF 2

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BY: 59256