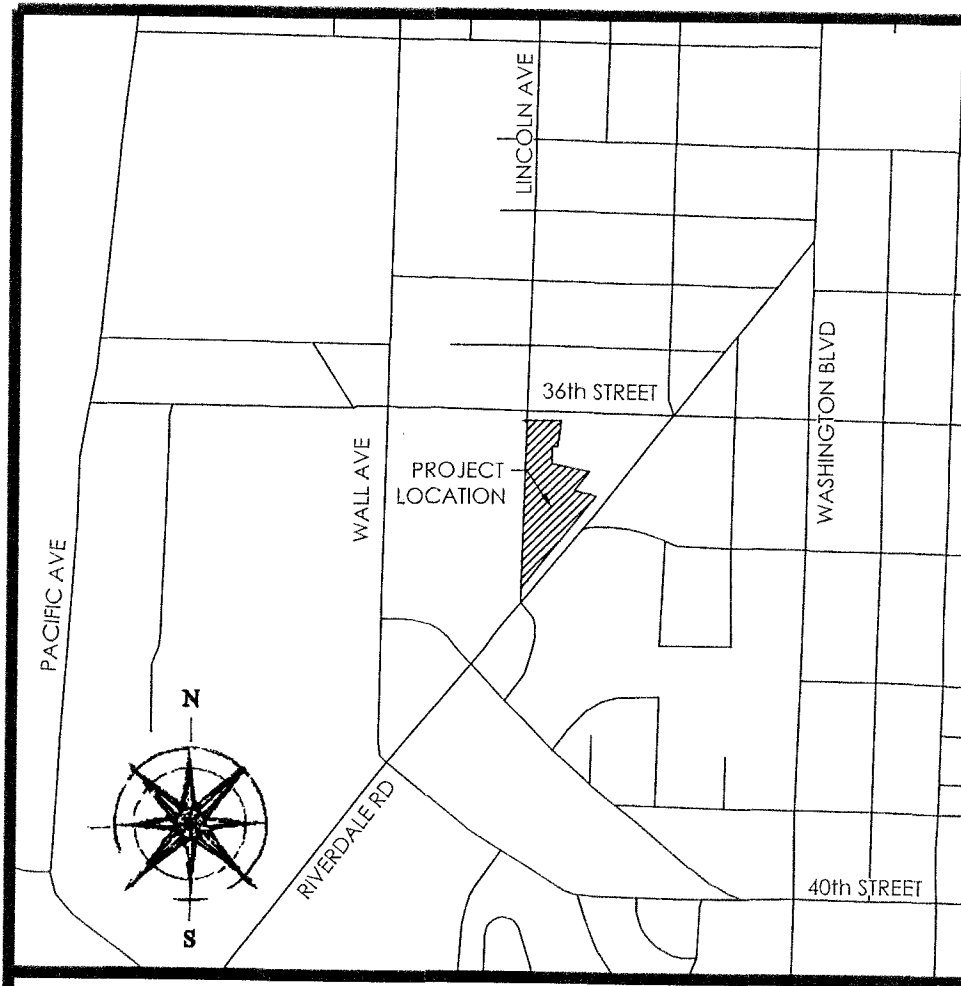


ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
N.T.S.

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
- A Proforma Policy prepared December 17, 2021 by Northern Title Company, Logan, Utah, File No. NTWE-104845-2 (Draft 6), was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is S89°02'00"E along the Monument line between Street Monuments in 36th Street at the intersections of Lincoln Avenue and Riverdale Road, per South Ogden City, SE1/4 of Section 5, Township 5 North, 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 Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD 29 elevation published by the Weber County Surveyor on Benchmark NGS A-92 with 4334.42 as the elevation.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, for the exclusive use of, those referenced in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor, or certified copies obtained from the Office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey monuments found or set shown hereon.
 - Item 2: Addresses of surveyed properties shown hereon.
 - Item 3: Surveyed property lies within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) Map #49057C0428E, Effective Date: December 16, 2005.
 - Item 4: Gross land area: 160,247 square feet or 3.68 acres +/-
 - Item 5: Vertical relief shown hereon. (See Note #4).
 - Item 6(a): No zoning report or letter was provided to the surveyor.
 - Item 6(b): No zoning report or letter was provided to the surveyor.
 - Item 7(a): Exterior dimensions of all buildings at ground level shown hereon.
 - Item 7(b)(1): Square footage of exterior footprint of all buildings at ground level shown hereon.
 - Item 8: Substantial features observed shown hereon.
 - Item 9: 15 regular parking spaces were observed. Many parked automobiles were observed within the surveyed property; only clearly identifiable parking spaces were tabulated as a part of this survey.
 - Item 10(a): No party walls with respect to adjoining properties were designated by the client or observed.
 - Item 10(b): No walls were designated by the client to determine plumbness.
 - Item 11(a): Utilities shown hereon are based on observed evidence of improvements, Blue Stake markings, and utility maps provided by utility companies are shown hereon. (See Note #8)
 - Item 12: HUD Standards of Performance followed for land title recordation uses.
 - Item 13: Names of adjoining owners shown hereon.

- Item 16: Buildings on the northerly part of the surveyed property have been removed since the fieldwork was originally completed for this survey. Buildings that have been removed are no longer shown hereon.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
 - Item 18: Plottable offsite easements disclosed in documents provided to or obtained by the surveyor shown hereon.
10. The following documents were reviewed and/or utilized in the preparation of this Survey:
- The following filed Surveys per Weber County Surveyor:
 - Survey reference no. 1862 prepared by Balling Engineering, signed January 22, 1998.
 - Survey reference no. 2852 prepared by Reeve & Associates, signed January, 2002.
 - Survey reference no. 2999 prepared by Great Basin Engineering, signed Nov. 01, 2002.
 - Survey reference no. 3072 prepared by Sunrise Engineering, signed March 19, 2003.
 - Survey reference no. 3461 prepared by Great Basin Engineering, signed Nov. 15, 2004.
 - Survey reference no. 4089 prepared by Hansen & Associates, signed March 05, 2008.
 - Survey not filed, prepared by Reeve & Associates, not signed, dated 09-25-18.

LEGAL DESCRIPTION (PER TITLE REPORT)

Beginning at a point on the southerly right of way line of 36th Street, said point being the northwesterly corner of a Quit Claim Deed, recorded as Entry No. 2144687 in the Office of the Weber County Recorder, located N89°02'00"W 606.98 feet along the monument line of said 36th Street and S00°58'00"W 38.50 feet from the monument line intersection of Riverdale Road and 36th Street, as determined by a survey prepared by Great Basin Engineering, Reference No. 3461, on file in the Office of the Weber County Surveyor, said point being a measured distance of S89°02'00"E 193.40 feet along the monument line of said 36th Street from a street monument located at the intersection of 36th and Lincoln Avenue, running thence along said deed the following five (5) courses: (1) S06°19'07"W 131.03 feet; thence (2) S00°58'00"W 10.00 feet; thence (3) N89°02'00"W 30.28 feet; thence (4) S00°58'00"W 95.96 feet; thence (5) S77°35'00"E 209.12 feet to that certain Warranty Deed, as recorded at Entry No. 2708972 in the Office of the Weber County Recorder; thence along said deed S37°48'00"W 61.57 feet; thence S00°59'27"W 63.12 feet; thence S38°21'00"W 88.38 feet; thence S51°39'00"E 72.72 feet to the northwesterly right of way line of Riverdale Road; thence along said northwesterly right of way line S38°21'00"W 512.93 feet; thence N51°39'00"W 12.12 feet; thence along the arc of a curve to the right with a radius of 51.50 feet a distance of 32.78 feet through a central angle of 36°28'04" Chord: N33°24'58"W 32.23 feet; thence N58°33'35"W 2.06 feet; thence S78°03'45"W 22.84 feet to the westerly right of way line of Lincoln Avenue being a portion of said Lincoln Avenue as vacated by an Ordinance of South Ogden City recorded January 15, 2021 as Entry No. 3118353 in the Office of the Weber County Recorder, said point being 40 feet perpendicularly westerly from the centerline of said vacated Lincoln Avenue as determined by monuments located by survey at the intersections of 36th Street and Riverdale Road; thence along said westerly right of way line parallel with and perpendicular too said centerline N00°58'53"E 860.87 feet; thence N56°24'44"W 40.07 feet to the southerly right of way line of 36th Street; thence along said southerly right of way line S89°02'00"E 267.23 feet to the point of beginning.

SCHEDULE B - PART II EXCEPTIONS

- Exceptions #1-10
Contain no plottable descriptions.
- Exception #11
Intentionally Deleted
- Exception #12
Intentionally Deleted
- Exception #13
Intentionally Deleted
- Exception #14
Intentionally Deleted
- Exception #15

- Exception #16
An easement over, across or through the Land for widening of the existing road Ogden 36th Street known as Project No. 3356 and incidental purposes, as granted to South Ogden City Corporation by Instrument recorded March 13, 1995 as Entry No. 1336248 in Book 1749 at Page 1893 of Official Records.
Survey Findings: Affects Exhibit A as shown on survey.
- Exception #17
An easement over, across or through the Land for widening of the existing road Ogden 36th Street known as Project No. 3356 and incidental purposes, as granted to South Ogden City Corporation by Instrument recorded March 23, 1995 as Entry No. 1337786 in Book 1750 at Page 2501 of Official Records.
Survey Findings: Affects Exhibit A as shown on survey.
- Exception #18
Intentionally Deleted
- Exception #19
Intentionally Deleted
- Exception #20
Intentionally Deleted
- Exception #21
Ordinance No. 03-20 of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 08, 2003 as Entry No. 1972513 of Official Records.
Survey Findings: Surveyed property is contained in Redevelopment Area.
- Exception #22
Any existing easements for utilities which may have been constructed through, over or under that portion of the land shown as being a portion of a vacated street and/or alley as disclosed in that certain Ordinance No. 927 recorded September 26, 2003 as Entry No. 1977786 of Official Records.
Survey Findings: Easements are as shown on survey.
- Exception #23
Intentionally Deleted
- Exception #24
Intentionally Deleted
- Exception #25
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #26
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #27
Easement and the terms, conditions and limitations contained therein, in favor of the Utah Department of Transportation recorded June 20, 2011 as Entry No. 2531195 of Official Records.
Survey Findings: Easement as shown on survey.
- Exception #28
Certificate of Name Change, for the purpose of changing the name of the South Ogden City Community Development and Renewal Agency recorded October 17, 2011 as Entry No. 2545549 of Official Records.
- Survey Findings: Parcels are affected by Redevelopment Area name change.*
- Exception #29
Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") recorded January 20, 2015 as Entry No. 2718461 of Official Records.
Survey Findings: Parcels are contained in NUERA, contains no plottable descriptions.
- Exception #30
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #31
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #32
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #33
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #34
Ordinance No. 20-06 recorded February 27, 2020 as 3037511 of Official Records.
Survey Findings: All Parcels are contained in Redevelopment Area.
- Exception #35
Notice of Adoption of the City Center Community Reinvestment Project Area Plan recorded June 04, 2020 as Entry No. 3059464 of Official Records.
Survey Findings: All Parcels are contained in Reinvestment Area.
- Exception #36
Any easement, rights and/or claims associated with a waterway intersecting said land, as shown on the recorded plat of Franklin Place Addition, Map 5-40.
Survey Findings: No evidence of existing waterway was found during the course of completing this survey.
- Exception #37
Any existing easements for utilities which may have been constructed through, over or under that portion of the Land shown as being a portion of a vacated street and/or alley.
Survey Findings: No record information provided for easements, utilities are as shown on survey.
- Exception #38
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exception #39
Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
Survey Findings: Existing road right of way is as shown on survey.
- Exception #40
Mineral rights, claims or title to minerals in or under the land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easements or other rights relating thereto, whether express or implied, recorded or unrecorded.
Survey Findings: No record documents were provided.
- Exception #41
BOUNDARY LINE ADJUSTMENT
Recorded: September 8, 2020
Entry No.: 3082988
Survey Findings: East boundary line of Surveyed property follows line described in record document.
- Exception #42
This exception has been deleted and will not appear in a final report or policy to be issued.
- Exceptions #43-44
Contain no plottable descriptions.
- Exception #45
An Ordinance No. 20-23 of South Ogden City, Utah, vacating portions of unused Rights-of-Way of Lincoln Avenue between 36th Street and Riverdale Road recorded January 15, 2021 as 3118353 of Official Records.
Survey Findings: Area of vacated Lincoln Avenue shown on survey.

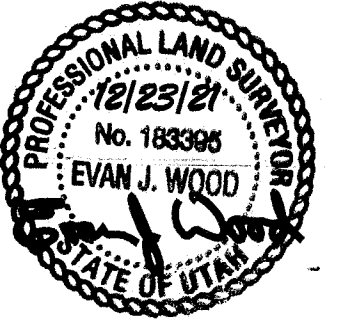
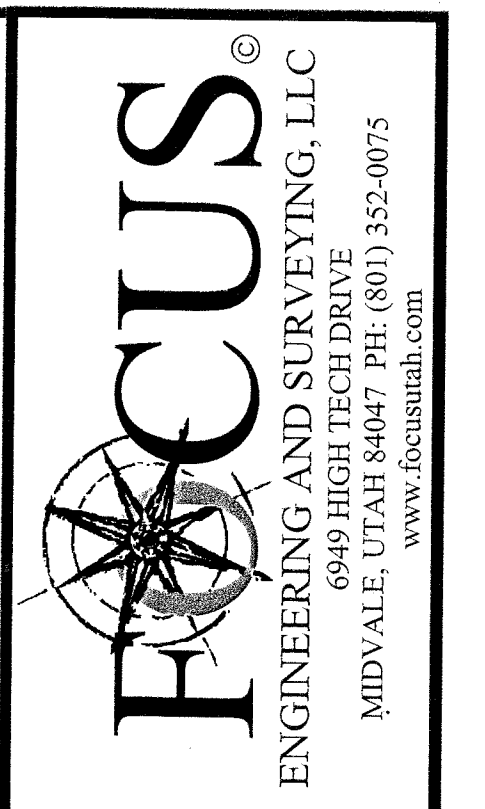
RECEIVED
MAY 05 2022
BY: [Signature]

SURVEYOR'S CERTIFICATE

To: Seasons on Riverdale, LLC; Bonneville Mortgage Company and the Secretary of Housing and Urban Development, and their successors and/or assigns as their interests may appear; Northern Title Company; First American Title Insurance Company;
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, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 11(a), 12, 13, & 16-18 of Table A thereof. The field work was completed on December 20, 2021.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

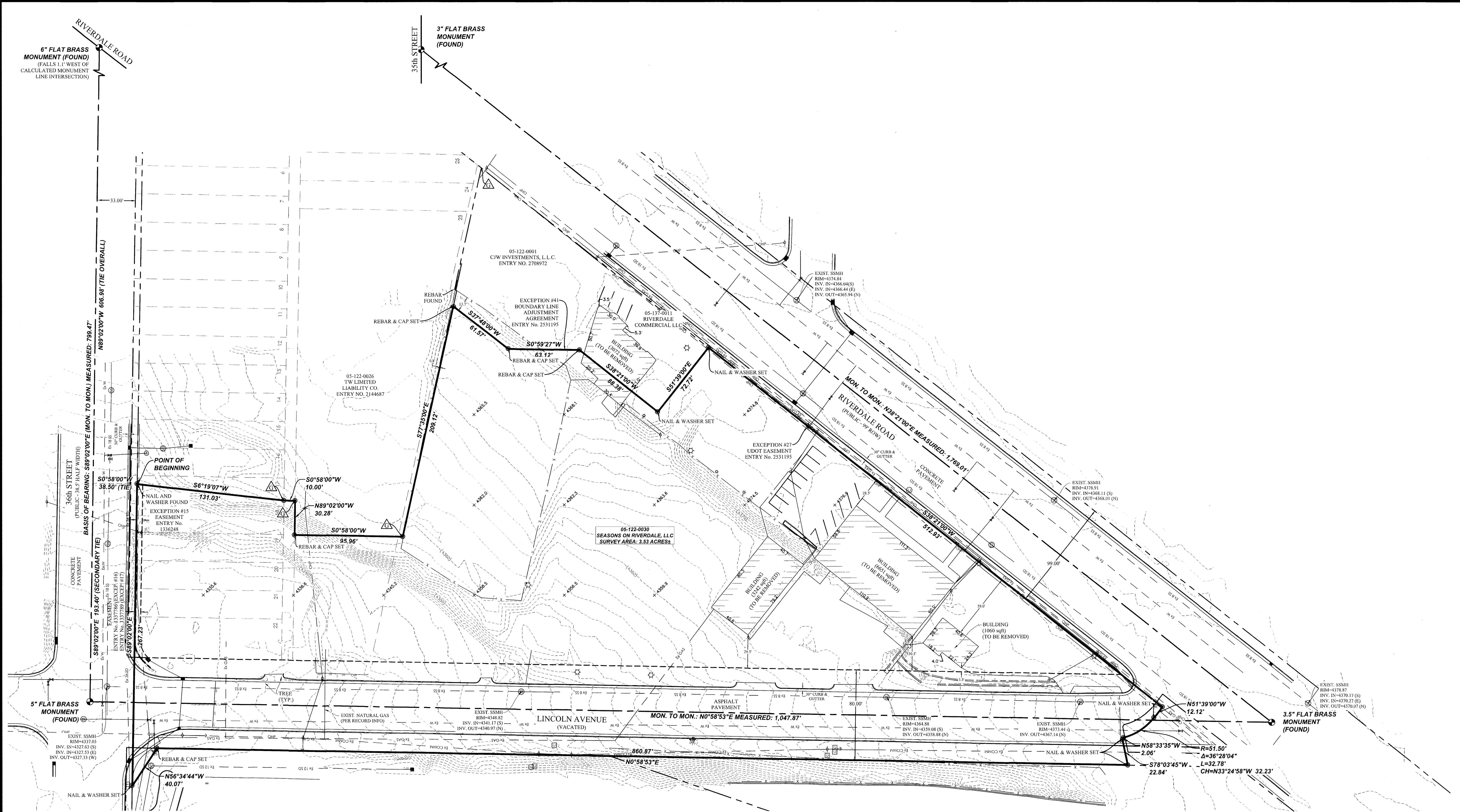
12/23/21
Date of Map



ALTA/NSPS LAND TITLE SURVEY
A PART OF THE SE1/4 OF SECTION 5, T5N, R1W, SLB&M
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
PROPERTY OF: SEASONS ON RIVERDALE, LLC
PREPARED FOR: MOUNTAIN STATES PROPERTY MANAGEMENT

REVISION BLOCK	#	DATE	DESCRIPTION
	1	03/05/20	ADDITIONAL TABLE A ITEMS
	2	08/06/20	UPDATED TITLE REPORT
	3	09/08/20	UPDATED TITLE REPORT
	4	12/23/21	UPDATED TITLE REPORT
	5	01/12/22	CORRECTED LAST DIST. IN DESC.
	6	02/01/22	UPDATED TITLE REPORT

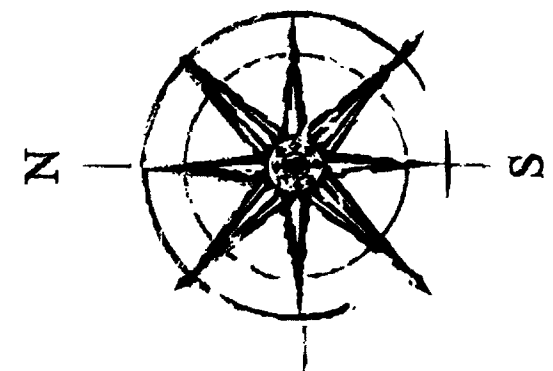
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Scale: N.T.S.	Job #: 19-0305
Date: 12/23/2021	
Sheet:	



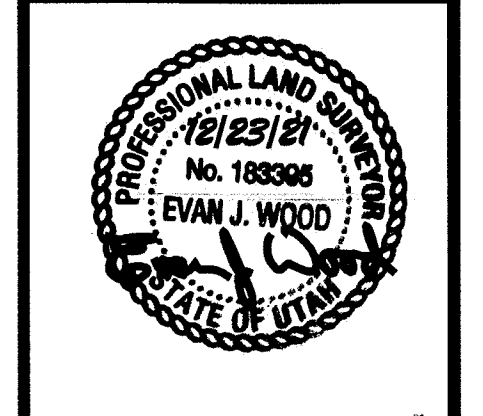
LEGEND

(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. NATURAL GAS
---	EXIST. COMMUNICATIONS
---	EXIST. OVERHEAD POWER
---	EXIST. FENCE
+	SECTION MONUMENT (FOUND)
+	EXIST. SD INLET, MANHOLE & COMBO BOX
+	EXIST. SEWER MANHOLE
+	EXIST. WATER VALVE, MANHOLE & METER
+	EXIST. FIRE HYDRANT
+	EXIST. STREET LIGHT
+	EXIST. POWER POLE
+	EXIST. ELECTRICAL BOX
+	EXIST. COMMUNICATIONS BOX & MANHOLE
+	EXIST. SPOT ELEVATION
+	ENTRY No. PER WEBER COUNTY RECORDS
+	WEBER COUNTY PARCEL No.
+	GREAT BASIN SOUTH REBAR & CAP (FOUND)

RECEIVED
MAY 05 2022
BY: 7210



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



ALTANSPS LAND TITLE SURVEY
A PART OF THE SE1/4 OF SECTION 5, T5N, R1W, SLB&M
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
PROPERTY OF: SEASONS ON RIVERDALE, LLC
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Drawn: JKEH
Scale: 1"=40'
Date: 12/23/2021
Sheet: 2 OF 2