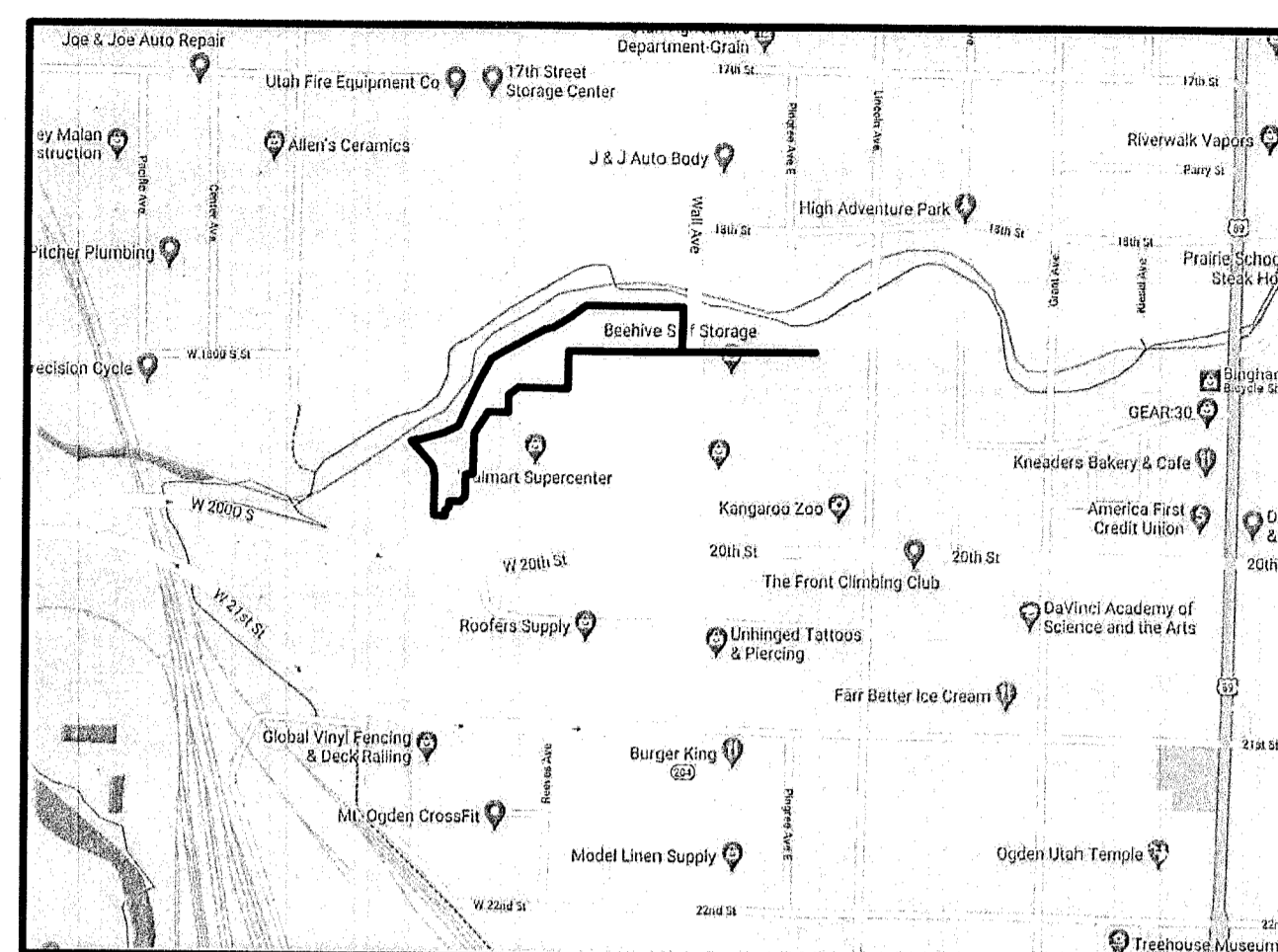


# ALTA/NSPS SURVEY

## PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY OGDEN CITY, WEBER COUNTY, UTAH DECEMBER, 2022



**VICINITY MAP**  
NOT TO SCALE

### TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1131985-SLC1 REVISION NO. 8 DATED NOVEMBER 9, 2022.

EXCEPTIONS #1-24, 27, 32-37, 40, & 44-46 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

**EXCEPTION #25** - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED OCTOBER 21, 2008 AS ENTRY NO. 2371244 IN BOOK 69 OF PLATS AT PAGE 17, 18 AND 19. (EASEMENTS SHOWN.)

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART FIRST AMENDMENT RECORDED JUNE 2, 2010 AS ENTRY NO. 2475475 IN BOOK 71 OF PLATS, PAGE 34. (EASEMENTS SHOWN.)

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART SUBDIVISION, 2ND AMENDMENT RECORDED JULY 08, 2021 AS ENTRY NO. 3166728 IN BOOK 90 OF PLATS AT PAGE 96 AND 97. (EASEMENTS SHOWN.)

EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL- MART SUBDIVISION 3RD AMENDMENT, AMENDING LOT 8 OF OGDEN WAL-MART SUBDIVISION 2ND AMENDMENT SUBDIVISION PLAT RECORDED DECEMBER 08, 2021 AS ENTRY NO 3202692 IN BOOK 92 OF PLATS AT PAGE 1. (EASEMENTS SHOWN.)

EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL- MART SUBDIVISION 4TH AMENDMENT, RECORDED OCTOBER 13, 2022 AS ENTRY NO 3259480 IN BOOK 94 OF PLATS AT PAGE 43. (EASEMENTS SHOWN.)

**EXCEPTION #26** - MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, RECORDED OCTOBER 21, 2008 AS ENTRY NO. 2371245 OF OFFICIAL RECORDS. (EASEMENTS SHOWN)

AMENDMENT TO MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT BETWEEN LOTUS ACQUISITIONS, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS ACQUISITIONS), LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS MANAGERS), BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY (BUTTERS), WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST (WAL-MART), RECORDED APRIL 6, 2022, AS ENTRY NO. 3228662. (EASEMENTS SHOWN)

**EXCEPTION #28** - STORM WATER AND RIVER RESTORATION EASEMENT, IN FAVOR OF OGDEN CITY, A UTAH MUNICIPAL CORPORATION RECORDED MAY 27, 2010 AS ENTRY NO. 2474737 OF OFFICIAL RECORDS. (EASEMENTS SHOWN.)

**EXCEPTION #29** - STORM WATER AND RIVER RESTORATION EASEMENT, IN FAVOR OF OGDEN CITY, A UTAH MUNICIPAL CORPORATION, RECORDED ON MAY 27, 2010 AS ENTRY NO. 2474738, OF OFFICIAL RECORDS. (EASEMENTS SHOWN.)

**EXCEPTION #30** - STORM WATER AND RIVER RESTORATION EASEMENT, IN FAVOR OF OGDEN CITY, A UTAH MUNICIPAL CORPORATION, RECORDED ON MAY 27, 2010 AS ENTRY NO. 2474739, OF OFFICIAL RECORDS. (EASEMENTS SHOWN.)

**EXCEPTION #31** - STORM WATER AND RIVER RESTORATION EASEMENT, IN FAVOR OF OGDEN CITY, A UTAH MUNICIPAL CORPORATION, RECORDED ON MAY 27, 2010 AS ENTRY NO. 2474740, OF OFFICIAL RECORDS. (EASEMENTS SHOWN.)

**EXCEPTION #38** - WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT) RECORDED DECEMBER 20, 2021 AS ENTRY NO. 3205582 OF OFFICIAL RECORDS. (EASEMENT SHOWN)

**EXCEPTION #39** - WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT) BETWEEN LOTUS ADVANTAGE RIVERWALK 2, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTOR"), AND LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTEE"), RECORDED DECEMBER 20, 2021 AS ENTRY NO. 3205583 OF OFFICIAL RECORDS. (EASEMENT SHOWN)

**EXCEPTION #41** - UTILITY EASEMENT BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST (GRANTOR), LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS RIVERWALK), LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS 2 MANAGERS), AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY (BUTTERS), RECORDED APRIL 6, 2022, AS ENTRY NO. 3228664. (WAL-MART PARCEL GRANTS AN EASEMENT TO SUBJECT PROPERTY FOR FUTURE UTILITIES. EASEMENT CANNOT BE ACCURATELY PLOTTED FROM EXHIBIT INCLUDED IN RECORDED DOCUMENT.)

**EXCEPTION #42** - TEMPORARY CONSTRUCTION EASEMENT (UTILITY CONNECTIONS), BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST (GRANTOR), LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS RIVERWALK), LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS 2 MANAGERS), AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY (BUTTERS), RECORDED APRIL 6, 2022, AS ENTRY NO. 3228678. (WAL-MART PARCEL GRANTS A TEMPORARY EASEMENT TO SUBJECT PROPERTY FOR FUTURE UTILITIES THAT SHALL EXPIRE 12 MONTHS FROM RECORDING OF DOCUMENT. EASEMENT CANNOT BE ACCURATELY PLOTTED FROM EXHIBIT INCLUDED IN RECORDED DOCUMENT.)

**EXCEPTION #43** - TEMPORARY CONSTRUCTION EASEMENT (SOUTHERN ACCESS AREA), BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST (GRANTOR), LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS RIVERWALK), LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY (LOTUS 2 MANAGERS), AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY (BUTTERS), RECORDED APRIL 6, 2022, AS ENTRY NO. 3228679. (WAL-MART PARCEL GRANTS A TEMPORARY EASEMENT TO SUBJECT PROPERTY FOR FUTURE UTILITIES THAT SHALL EXPIRE 12 MONTHS FROM RECORDING OF DOCUMENT. EASEMENT CANNOT BE ACCURATELY PLOTTED FROM EXHIBIT INCLUDED IN RECORDED DOCUMENT.)

### TITLE DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1131985-SLC1 REVISION NO. 8 DATED NOVEMBER 9, 2022.

PARCEL 1:

LOT 11, OGDEN WAL-MART SUBDIVISION 4TH AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF: BUILDING 1A = 1871 WALL AVENUE, BUILDING 1B = 1883 WALL AVENUE, BUILDING 1E = 1895 WALL AVENUE, OGDEN, UT 84401

PARCEL 2: (COMBINED UNDER PARCEL 1)

PARCEL 3: (COMBINED UNDER PARCEL 1)

PARCEL 4:

LOT 10, OGDEN WAL-MART SUBDIVISION 3RD AMENDMENT, AMENDING LOT 8 OF OGDEN WALMART SUBDIVISION 2ND AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF: 232 WEST 20TH SOUTH, OGDEN, UT 84401

PARCEL 5:

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, AS CREATED IN "MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT", RECORDED OCTOBER 21, 2008 AS ENTRY NO. 2371245 AS AMENDED BY "AMENDMENT TO MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT", RECORDED APRIL 6, 2022, AS ENTRY NO. 3228662 IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 6:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES AS CREATED IN "UTILITY EASEMENT", RECORDED APRIL 6, 2022, AS ENTRY NO. 3228664 IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 7:

TOGETHER WITH A PERMANENT, NON-EXCLUSIVE EASEMENT ON, OVER AND ACROSS THE CIRCULATION AREA FOR THE PURPOSE OF FURNISHING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AS CREATED IN "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AND COMMON USE AGREEMENT", RECORDED \_\_\_/\_\_\_/2022 AS ENTRY NO. \_\_\_\_\_ IN THE WEBER COUNTY RECORDER'S OFFICE. (TO BE RECORDED)

### ZONING

ZONING REPORT PROVIDED BY DRACO INTERNATIONAL AS PROJECT NUMBER 20224665-01 DATED NOVEMBER 7, 2022

- PROPERTY ZONE - CBD-CENTRAL BUSINESS DISTRICT
- FRONT SETBACK - 10 FEET OR 0 FEET, RESIDENTIAL DEVELOPMENT PERMITTED 0 FEET
- SIDE SETBACK - MINIMUM: NONE UNLESS ABUTTING RESIDENTIAL ZONE THEN 10 FEET
- REAR SETBACK - MINIMUM: NONE UNLESS ABUTTING RESIDENTIAL ZONE THEN 10 FEET, 30 FEET FOR RESIDENTIAL USES ABUTTING RESIDENTIAL ZONES
- MINIMUM LOT SIZE - NO MINIMUM AREA, 5.49 ACRES PER PLANNING APPROVAL
- REQUIRED WIDTH - MINIMUM 3+ DU; 50 FEET, 60 FEET FOR CORNERS
- LOT COVERAGE - MAXIMUM 3+ DU: 60%, 19% LOT COVERAGE, 49% ALL HARD SURFACE
- BUILDING HEIGHT - 34' TOWNHOUSE, 103' APARTMENTS PER PLANNING APPROVAL
- PARKING - IN CBD: 1.5/DU (0.8/DU FOR DEDICATED LOT TO MODERATE INCOME HOUSING) 174\*1.5=261 TOTAL SPACES REQUIRED PER PLANNING APPROVAL: LOW INCOME 0.8 SPACES PER UNIT, 174 X 0.8 = 139 REQUIRED SPACES

### NOTES

PARCELS 03-060-0001 AND 03-058-0002.

(PARCEL 1) BUILDING 1A = 1871 WALL AVENUE, BUILDING 1B = 1883 WALL AVENUE, BUILDING 1E = 1895 WALL AVENUE, OGDEN, UT 84401  
(PARCEL 4) 232 WEST 20TH SOUTH, OGDEN, UT 84401

THE BASIS OF BEARING FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 18TH STREET AND A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 20TH STREET. SHOWN HEREON AS S01°18'26"W.

FLOOD ZONE DESIGNATION "AE" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0426E DATED 12-16-05, REVISED BY LOMR NUMBER 13-08-0663P, EFFECTIVE DATE 9-22-14.

THERE IS EVIDENCE OF RECENT EARTH MOVING WORK WITH CONSTRUCTION OF NEW IMPROVEMENTS.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.

NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

ONE BUILDING OBSERVED ON SUBJECT PROPERTY WHICH OVERLAPS ONTO ADJOINING PARCEL TO THE NORTH AS SHOWN HEREON.

5.791 ACRES

THERE WERE NO MARKED PARKING SPACES ON SITE AT TIME OF SURVEY.

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 7, OGDEN WAL-MART SUBDIVISION 2ND AMENDMENT, LOT 4 AND 5, OGDEN WAL-MART SUBDIVISION, AND LOT 10, OGDEN WAL-MART SUBDIVISION 3RD AMENDMENT, AMENDING LOT 8 OF OGDEN WALMART SUBDIVISION 2ND AMENDMENT USING THE MONUMENTS SHOWN, AS WELL AS A RECORD OF SURVEY FILED BY GARDNER ENGINEERING AS RECORD OF SURVEY # 6239, WHICH MATCHES REASONABLY WITH DEEDS AND OCCUPATION. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" OR A NAIL AND WASHER.

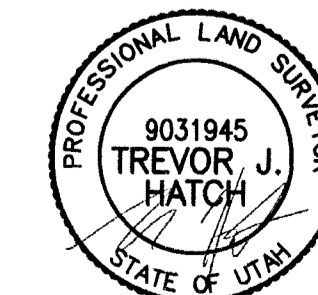
**RECEIVED**  
DEC 14 2022  
BY: 7431

### SURVEYOR'S CERTIFICATE

TO LOTUS ADVANTAGE RIVERWALK 2, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO PARCEL 1 AND PARCEL 4, CITIBANK, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR UTAH HOUSING CORPORATION, AN INDEPENDENT BODY POLITIC AND CORPORATE CONSTITUTING A PUBLIC CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF UTAH, RAYMOND JAMES TAX CREDIT FUND XX L.L.C., ITS AFFILIATES AND ANY OF THEIR SUCCESSORS AND/OR ASSIGNS, AND 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, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-16-2022.

DATE OF SURVEY: 12-6-2022  
DATE SIGNED: 12-14-2022  
TREVOR J. HATCH, P.L.S.  
UTAH NUMBER: 9031945



Trevor Hatch

Digitally signed by Trevor Hatch  
Date: 2022.12.14 15:29:39 -05'00'

**Reeve & Associates, Inc.**  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**ALTA/NSPS SURVEY**  
PART OF THE NW 1/4 OF SECTION 29 AND THE SW 1/4 OF SECTION 20, T.6N., R.1W., S.18&M.  
OGDEN CITY, WEBER COUNTY, UTAH

**LOTUS ADVANTAGE RIVERWALK 2, LLC**

<b>Project Info.</b>	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	10-25-2022
Name:	OGDEN ALTA SURVEY
Scale:	1"=60'
Checked:	
Number:	7323-03

Sheet **2**  
**1** Sheets

# ALTA/NSPS SURVEY

**PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
DECEMBER, 2022**

## LEGEND

- = STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND AS SHOWN
- = SET NAIL AND WASHER
- SN = SIGN
- PH = PHONE PEDESTAL
- PB = POWER BOX
- PP = POWER POLE
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- WV = WATER VALVE
- WMH = WATER MANHOLE
- WM = WATER METER
- SSMH = SANITARY SEWER MANHOLE
- GV = GAS VALVE
- SDMH = STORM DRAIN MANHOLE
- CB = STORM DRAIN CATCH BASIN

## LINE TABLE

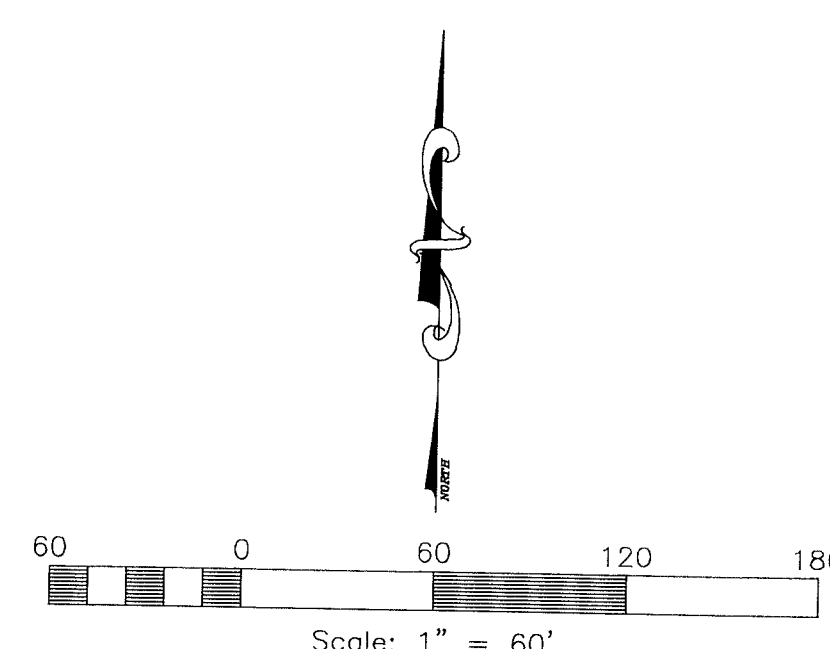
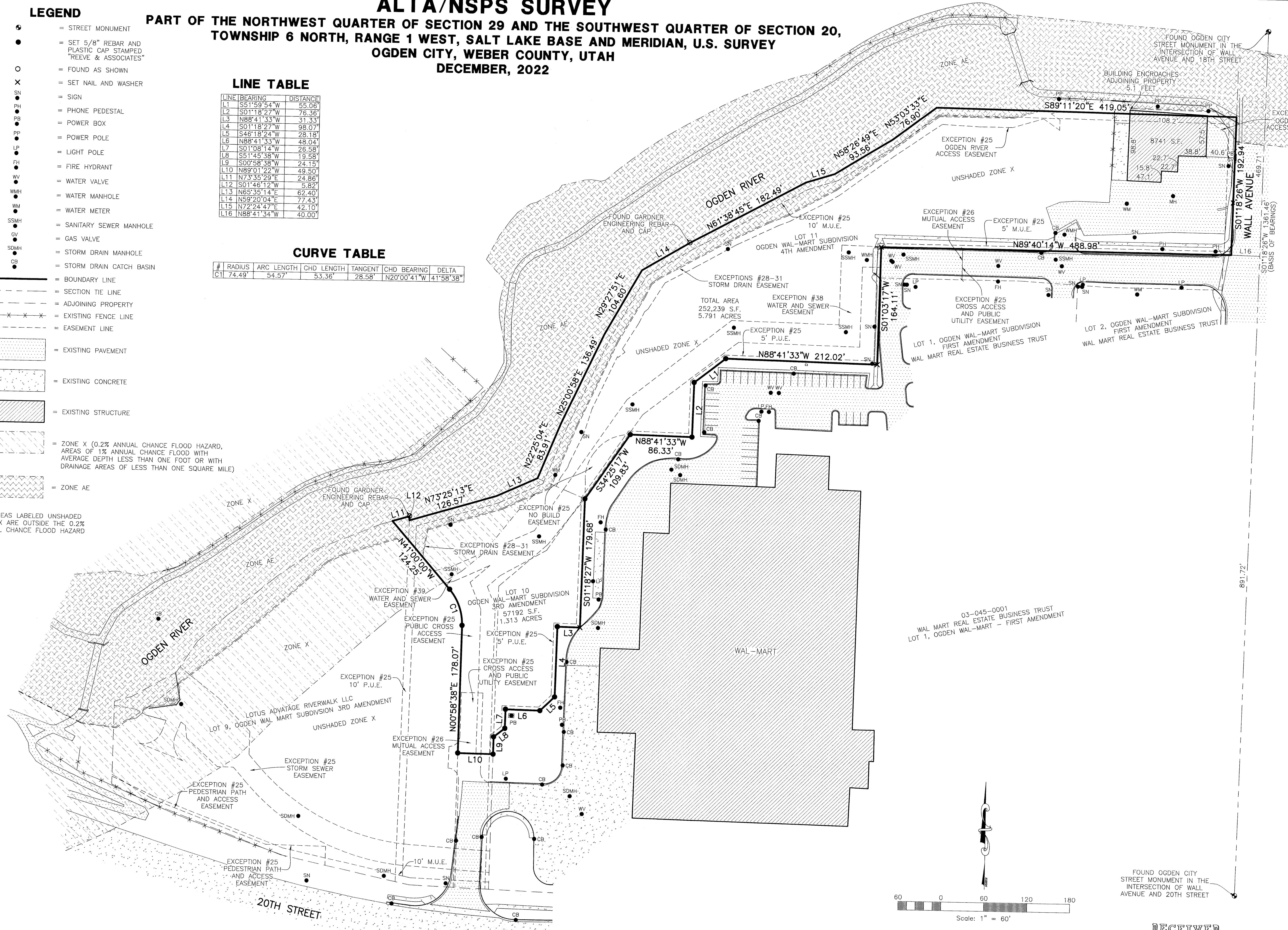
LINE	BEARING	DISTANCE
L1	S51°59'54"W	55.06'
L2	S01°18'27"W	76.36'
L3	N88°41'33"W	31.33'
L4	S01°18'27"W	98.07'
L5	S46°18'24"W	28.18'
L6	N88°41'33"W	48.04'
L7	S01°08'14"W	26.58'
L8	S51°45'38"W	19.58'
L9	S00°58'38"W	24.15'
L10	N89°01'22"W	49.50'
L11	N73°35'29"E	24.86'
L12	S01°46'12"W	5.82'
L13	N65°35'14"E	62.40'
L14	N59°20'04"E	77.43'
L15	N72°24'47"E	42.10'
L16	N88°41'34"W	40.00'

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	74.49'	54.57'	53.38'	28.58'	N20°00'41"W	41°58'38"

- = BOUNDARY LINE
- = SECTION TIE LINE
- - - = ADJOINING PROPERTY
- x - x - x - = EXISTING FENCE LINE
- - - = EASEMENT LINE
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING STRUCTURE
- [Pattern] = ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE)
- [Pattern] = ZONE AE

ALL AREAS LABELED UNSHADED ZONE X ARE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD



FOUND OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 20TH STREET

RECEIVED  
DEC 14 2022  
BY: 743

**Reeve & Associates, Inc.**  
 1240 SOUTH 1500 WEST, PROVO, UTAH 84606  
 TEL: (801) 225-1500 FAX: (801) 225-1501  
 WWW: REEVE-ASSOCIATES.COM  
 LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYING ARCHITECTS • MECHANICAL ENGINEERS • ELECTRICAL ENGINEERS • STRUCTURAL ENGINEERS • UTILITY ENGINEERS

REVISIONS	DESCRIPTION

**ALTA/NSPS SURVEY**  
 PART OF THE NW 1/4 OF SECTION 29 AND THE SW 1/4 OF SECTION 20, T.6N., R.1W., S.12B.&M., OGDEN CITY, WEBER COUNTY, UTAH

**LOTUS ADVANTAGE RIVERWALK 2, LLC**

**Project Info.**

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	10-25-2022
Name:	OGDEN ALTA SURVEY
Scale:	1"=60'
Checked:	
Number:	7323-03