

ALTA / NSPS LAND TITLE SURVEY 3757 SOUTH GRANT AVENUE SOUTH OGDEN, UT 84405

SCHEDULE B - SECTION II EXCEPTIONS

File Number: 127164-CAM
Commitment Date: June 10, 2020 at 7:30AM

To: Wells Fargo Bank, National Association and Fannie Mae, their successors and assigns, Rainier Apartments, LLC, a Utah limited liability company, as to an undivided 40% interest and Preserve Rainier, LLC, a Utah limited liability company, as to an undivided 60% interest
Commonwealth Land Title Insurance Company
Cottonwood Title Insurance Agency, Inc.

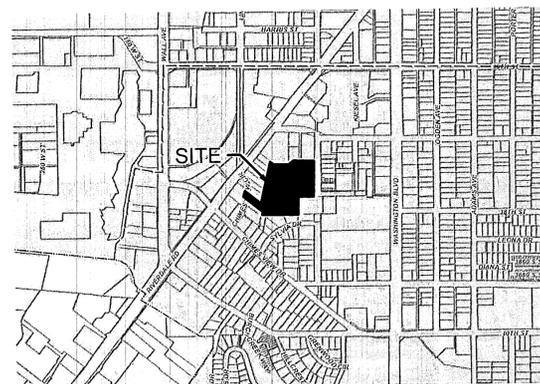
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11 and 13. The field work was completed on May 26, 2020.

Date of Plat: August 18, 2020


Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

A part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Grant Avenue, said point being 1361.65 feet North 00°54'58" East 1630.14 feet North 89°37'02" West from the Southeast corner of said Section 5; and running thence North 89°37'02" West 139.95 feet; thence South 00°22'58" West 165.02 feet; thence North 89°37'02" West 330.52 feet; thence North 13°22'58" East 28.62 feet; thence North 51°37'02" West 225.52 feet to the Southerly right of way line of Chimes View Circle; thence along said Southerly right of way line, the following two (2) courses: North 16°01'26" East 46.26 feet to a point of curvature along the arc of a 176.09 foot radius curve to the left, through a central angle of 02°33'48", a distance of 7.88 feet; thence South 51°37'02" East 184.71 feet to the West edge of a 10 inch concrete wall with a fence on top as described in an Agreement recorded in the office of the Weber County Recorder on March 29, 1974 as Entry No. 612108; thence North 13°21'17" East along said wall, 386.90 feet; thence South 51°37'02" East 38.46 feet; thence South 89°37'02" East 138.40 feet; thence North 53°27'58" East 54.92 feet to the South line of Lot 17, Block 26, Lakeview Addition to South Ogden City, Weber County, Utah; thence South 88°43'53" East 187.32 feet to the West right of way line of Grant Avenue; thence South 01°16'07" West 323.65 feet along said line to the point of beginning.



VICINITY MAP
NO SCALE

11. A Right of Way and Easement over, across or through the Land for installation of a storm sewer pipeline and incidental purposes, as granted to South Ogden City by instrument recorded June 15, 1961 as Entry No. 358930 in Book 681 at Page 93 of official records.

Survey Findings: The easement is located in the central portion of the parcel as shown. This item affects the property.

12. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, 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 Land. Said Right of Way and Easement Grant recorded August 16, 1973 as Entry No. 599508 in Book 1033 at Page 22.

Survey Findings: The easement is located on the property as shown. This item affects the property.

13. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject Land, recorded November 1, 1973 as Entry No. 603994 in Book 1038 at Page 771.

Survey Findings: The exact location of the easement cannot be determined due to lack of a description or exhibit on said document. This item may or may not affect the property.

17. Subject to the following matters disclosed on that certain survey prepared by Diamond Land Surveying, LLC, having been certified under the date of July 8, 2020, last revised August 6, 2020 as Job No. 20-105, by Nathan B. Weber, a Professional Land Surveyor holding License No. 5152762:

- a. Existing utilities, including but not limited to overhead power line(s), light pole(s), power pole(s), electric box(es), electric meter(s), water manhole(s), sanitary sewer manhole(s), fire hydrant(s), storm drain manhole(s), storm drain catch basin(s), water valve(s) located on and across the Land without dedicated easements and any prescriptive easement rights associated with the same;
- b. The fact that the existing fence(s) are not located on the boundary line(s), and the encroachment of various fences as shown;
- c. The fact that the existing building(s), a playground, and concrete sidewalk(s) lie within the Right of Way and Easement recorded June 15, 1961 as Entry No. 358930 in Book 681 at Page 93;
- d. The fact that rock wall(s), a playground, and concrete sidewalk(s) lie within the Right of Way and Easement Grant recorded August 16, 1973 as Entry No. 599508 in Book 1033 at Page 22;
- e. Existing rock walls that lie outside of the boundaries along the Southeast and Easterly lines;
- f. An existing shed, a concrete pad, and a concrete window well or wall that encroach onto the land to the North;
- g. Encroachment of landscaping, including a stone wall, from the land adjoining to the Southeast onto the Land;
- h. Deed overlaps/gaps.

Survey Findings: Items from said survey are shown herein. This item affects the property.

23. Terms, conditions and easements as set forth in that certain Boundary Line Agreement recorded April 4, 2018 as Entry No. 2913441 and the effects thereof.

Survey Findings: The Boundary Line Agreement is located along the Northwest property line as shown. This item affects the property.

Notes:

1. The basis of bearing is North 89°26'02" West between the found brass cap monuments at the South Quarter Corner and the witness corner to the Southwest Corner of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The site was not blue staked and no underground utility research was completed.
5. The Parcel contains 200,305 square feet or 4,598 acres.
6. The Purported address of the parcel is 3757 South Grant Avenue, South Ogden, UT 84405.
7. The Parcel contains 149 parking spaces and 0 ADA parking spaces.
9. The property lies within the City Center General District according to the PZR Report prepared for Wells Fargo Bank, N.A. Date: Final (1) 7/8/2020, PZR SITE NUMBER: 138752-1.
 - 9.1. Maximum Building Height or Stories=3 Stories
 - 9.2. Parking spaces required=240 Total Parking Spaces
 - 9.3. Building Setbacks
 - 9.3.1. Front/Corner Build to Zone Side=0 to 10 feet
 - 9.3.2. Minimum Rear Yard=10 feet

LEGEND

	Boundary Line		Water Valve
	Centerline		Fire Hydrant
	Adjoiner Line		Light
	Tie Line		Power Pole
	Fence Line		Electric Meter
	Easement Line		Storm Drain Catch Basin
	Overhead Power Line		Water Meter
	Right-of-Way Line		Storm Drain Manhole
	Street Centerline		Sanitary Sewer Manhole
	Edge of Asphalt		Water Manhole
	Property Corner		Tree
	Found Property Corner		Section Corner
			Quarter Section Corner

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MAR 06 2023
BY: 7601

No.	DATE	REVISIONS	BY



DIAMOND
LAND SURVEYING, LLC

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ALTA/NSPS LAND TITLE SURVEY
3757 SOUTH GRANT AVE.
SOUTH OGDEN, UTAH
VILLAS SOUTH APARTMENTS

PRESERVE PARTNERS

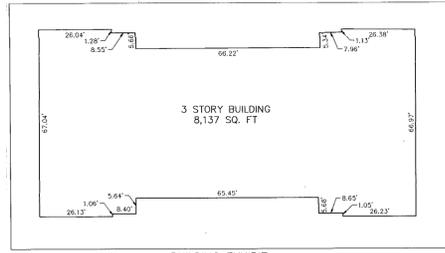
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DATE PLOTTED 8/18/2020

JOB No. 20-105

SHEET

1 OF 2



BUILDING EXHIBIT (TYPICAL)

R=176.09'
L=7.88"
D=2°33'48"
CH=N14°44'32"E
CH L=7.88"

N 16°01'26" E 46.26'

CHIMES VIEW CIR.

05-136-0028 THACKERAY, WILLIAM & BONNIE

05-136-0031 THACKERAY, TRACY & LORRAINE

N 13°22'58" E 28.62'

BASIS OF BEARING
N 89°26'02" W 2272.44' (MEASURED,
SOUTH QC TO WIT. MON.)

05-136-0015 HICKS, JAMEL & CRYSTAL

N 89°37'02" W 330.52'

05-136-016 CRAWLEY, JODI & JAKE

05-136-0017 CASA DE LOS SUEÑOS LLC

05-136-0013 KIM FAMILY ENTERPRISES SC LLC

N 89°37'02" W 139.95'

N 89°37'02" W 1629.66' (MEASURED)
(PR=1630.14')

S 0°22'58" W 165.02'

N 0°54'58" E 1361.42' (MEASURED)
(PR=1361.65')

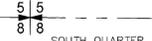
374.93' (CALCULATED)

S 89°22'19" E 2644.33' (CALCULATED)



SOUTHWEST CORNER SECTION 5, T5N, R1W, SLB&M (NOT FOUND)

WITNESS CORNER TO THE SOUTHWEST CORNER SECTION 5, T5N, R1W, SLB&M (FOUND BRASS CAP MONUMENT)

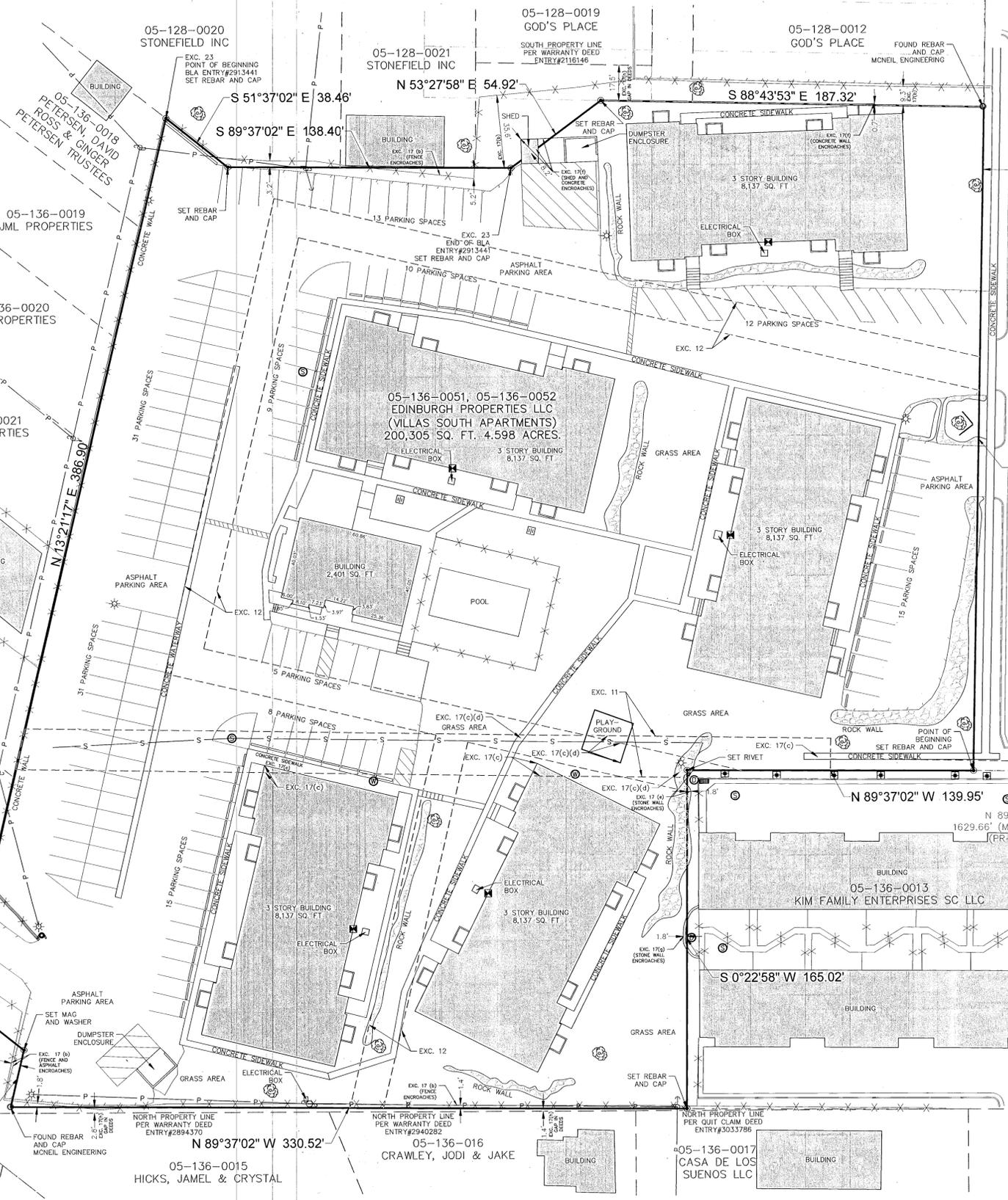


SOUTH QUARTER CORNER SECTION 5, T5N, R1W, SLB&M (FOUND BRASS CAP MONUMENT)



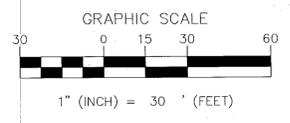
SOUTHEAST CORNER SECTION 5, T5N, R1W, SLB&M (NOT FOUND)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



GRANT AVE.

S 1°16'07" W 323.65'



NO.	DATE	REVISIONS



Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & A.C.S.M. Surveys

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DATE PLOTTED 8/18/2020
JOB No. 20-105
SHEET 2 OF 2

DRAWN BY: NBW SURVEY DATE: 5/26/2020