

Title Information

This survey was completed using Title Report File No. NTWE-124566 dated March 29, 2023 from Northern Title Company and issued by Old Republic National Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part 2 or Section II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part 2 or Section II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part 2 or Section II of the title report could not be plotted:

13 The terms, conditions, restrictions, reservations and limitations of that certain Notice of Adoption of Redevelopment Project Area Plan Entitled "West Bench Redevelopment Project Area Plan" dated April 1, 2005, Recorded June 1, 2005, Entry No., 2106693 blankets this site along with more land, contains nothing to plot.

14 Resolution No. 2014-26, and the terms, conditions and limitations contained therein: A Resolution authorizing execution of a Developer's Agreement between Riverdale City and Bravo Arts Academy. Recorded November 18, 2014, Entry No. 2711011, defines an agreement for a parcel of land located at 5165 South 1500 West being Lots 1 & 4 of the old Hayward Business Park Subdivision that plots South of this site and does not affect this site.

15 The herein described property appears to abut Highway SR-26. In the event said Highway is a "Limited Access Highway", subject to Controlled Access as may be contemplated by the Utah Department of Transportation in accordance with U.C.A. § 41-6A-714, then said property is subject to the terms, conditions, provision, and restrictions affecting said Highway. Covers this site but contains nothing to plot.

17 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.

20 Grant of Easement and/or Right-of-Way to Utah Power and Light Company recorded July 29, 1943, as Entry No. 77475 in Book 179 at Page 18.

21 Grant of Easement and/or Right-of-Way to Utah Power and Light Company recorded May 18, 1954, as Entry No. 219332, in Book 444, at Page, 350.

22 Grant of Easement and/or Right-of-Way to Weber Basin Water Conservancy District recorded August 15, 1958 Entry No. 298490 in Book 588 at Page 83.

23 Grant of Easement and/or Right-of-Way to Riverdale City Corporation recorded January 16, 1959 as Entry No. 306790 in Book 601 at Page 143 plots entirely within public Right-of-Way as shown hereon.

24 All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat of Riverdale Industrial Park.

25 Covenants, Conditions, and Restrictions in the Declaration of Restrictions in Book 1255, at Page, 105 covers all of the Vacated Riverdale Industrial Park Subdivision which covers Parcel 8 of this site, but contains nothing to plot.

26 Easements and/or Right-of-Ways as disclosed by mesne instruments of record including but not limited to that certain Warranty Deed, Recorded, March 6, 1986, Entry No., 962324, in Book 1486, at Page 865.

27 10 foot wide Easement and/or Right-of-Way to Pacificorp, an Oregon Corporation dba Rocky Mountain Power recorded March 21, 1994 as Entry No. 1280878 in Book 1707 at Page 830.

28 All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat Amended Plat of Lots 1 and 6, Riverdale Industrial Park.

29 Grant of Easement to Pacificorp an Oregon Corporation dba Rocky Mountain Power recorded August 30, 2007 as Entry No. 2288692.

30 Easements and/or Rights-of-Way as disclosed by mesne instruments of record, including but not limited to that certain QuitClaim Deed recorded August 30, 2007 as Entry No. 2288936.

31 Utility Easement Agreement by and between Whitewell York, L.L.C. and Riverdale Commercial Holdings, LLC, recorded March 23, 2022 as Entry No. 3225685.

32 Temporary Reciprocal Access License Agreement recorded March 23, 2022 as Entry No. 3225686.

33 Temporary Construction and Slope Easement Agreement recorded March 23, 2022 as Entry No. 3225687.

34 Notice of Interest wherein Young Electric Sign Company claims and intends to hold and claim a lien and or interest estate upon the subject property recorded January 25, 2005 as Entry No. 2081536 covers Parcel 7 but contains nothing to plot.

35 An Unrecorded Lease executed by Rob Vigoren as Lessor and Yesco Outdoor Medial LLC, as Lessee as disclosed by that certain Yesco Notice of Interest dated August 28, 2018 recorded August 28, 2018 as Entry No 2938674 covers Parcel 7 but contains nothing to plot.

\* Exception No.'s 1-12, 16, 18-19 & 36-38 are general and/or standard exceptions that do not reveal matters of survey.

Zoning Information

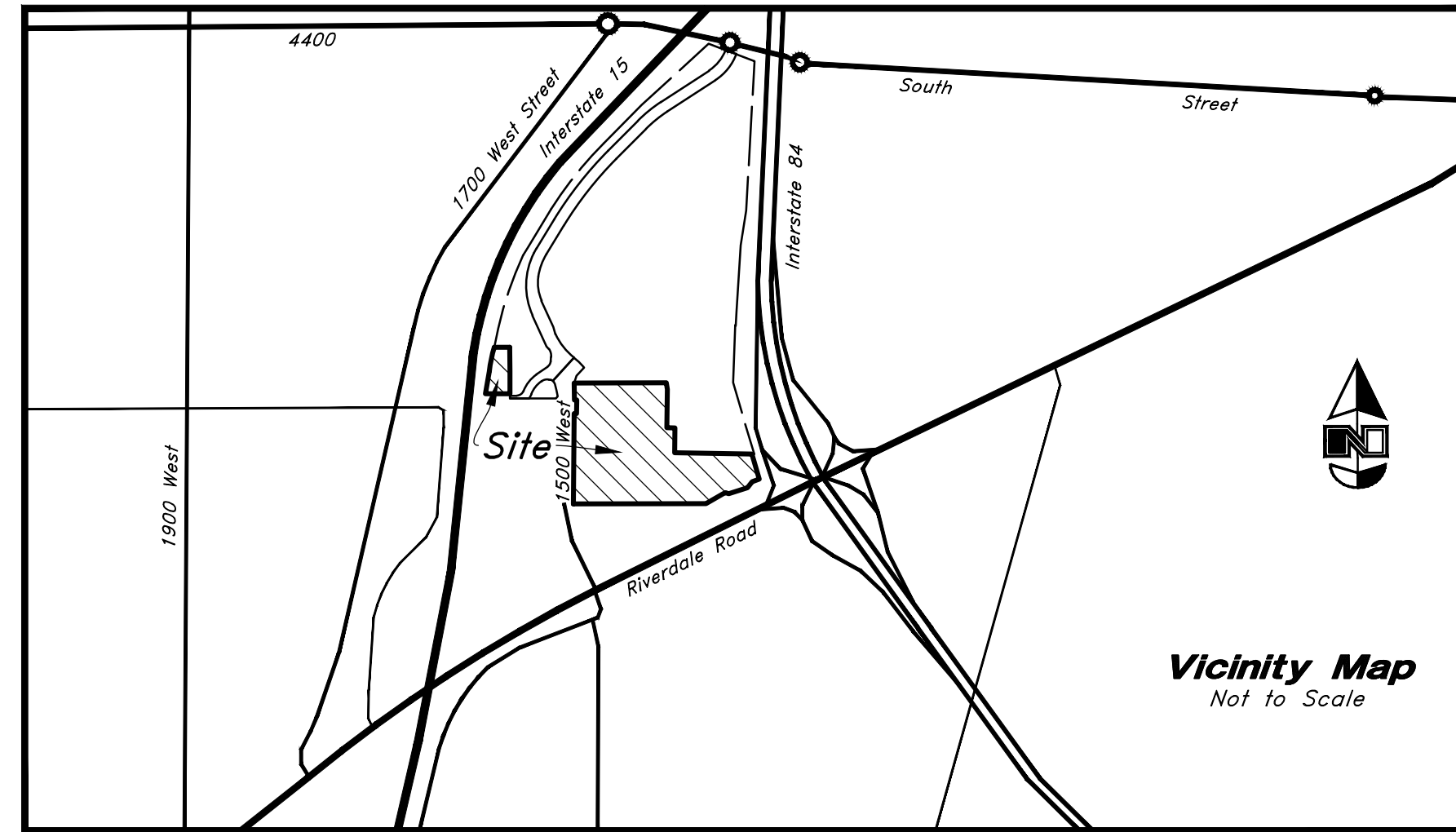
Table with 2 columns: Zone, Building Setback Requirements, Height Restrictions. Values include C-3 (Commercial Zone), 20' Front yard, 20' against boundary Back yard, 20' against residential Side yard, 20' (facing street or corner lot), none.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Benchmark

Brass Cap Monument for the East Quarter of Section 12, T5N, R2W, SLB&M Elevation = 4399.00 feet (Ortho Height) Weber County Surveyor Tie Sheet Observed April 8, 2020



Narrative

This survey was ordered by America First Federal Credit Union prerequisite to the development of this site.

The field measurements were collected on the VRS basis which verified the Weber County calculated bearing of North 89°11'40" West between recovered monuments marking the Southeast and Southwest Corners of Section 7, T5N, R1W; and the full mile between monuments recovered for the East and West Quarter Corners of Section 12, T5N, R2W was measured as South 89°52'00" West. The Monument marking the South Quarter Corner of Section 12 was also recovered and honored.

The 2022 adjacent AFCU Corporate Campus Subdivision, 1978 Riverdale Industrial Park Subdivision and the Amended Lots 1 and 6 from the 1994 Amended Plat were honored as rotated onto the Weber County and VRS Basis of bearings. The underlying 1994 Wasatch View Business Park Subdivision was also honored to establish the previously recorded plat boundaries. None of the original survey markers were recovered except the existing Right-of-way Marker near the East end of the common subdivision boundary.

Due to the extensive frontage this site has onto existing Highway Rights-of-Way several UDOT Highway plans were acquired and retraced to establish the control and boundary geometry of the surrounding Highway systems. An unmarked Highway marker was recovered near the center of the frontage along Interstate Highway I-15 and was assigned the Highway Station of 933+00 per the 1964 UDOT plans which aligns the Highway angle points with the corresponding existing Right-of-Way fence angles as field measured. Another unmarked Highway marker was recovered near the Northeast Corner of this site aligning the Westery Right-of-Way line for the Highway along the East Side of this site per UDOT Highway plans with revision dates from 1966 through 1993. UDOT Highway Control line R-9 was retraced to establish the new alignment of 4400 South Street with the corresponding stations and offsets to the Right-of-Way line and the alignment and size of the Northernly end of the old Highway Frontage Road now known as Cozy Dale Drive as it extends South from 4400 South Street to an existing boundary fence which appears to be the Boundary Line of the 1997 Boundary Line by agreement. The best evidence of the size and alignment of Cozy Dale Drive is the 1978 Subdivision Plat but no road alignment plat or dedication was found. The alignment of 4800 South Street as established in 1969 was retraced per the 1989 survey by Gary Newman for Parcels 6 & 7.

Several minor discrepancies were discovered during retracement of the lines of record, but the intent of nearly every case was clarified by calls to physical boundaries which correct the lines.

Parcel 1 legal description does not form a closed geometric figure with an error of closure of over 11 feet, while Parcels 2, 3 and 4 descriptions form closed geometric figures they do not match along the boundaries of each other or the subdivisions called for in the descriptions. Parcel 5 legal description calls cardinal directions which again will not match any of the adjoining property lines until interpreted into place by holding the South Line of Parcel 4 and the North line of Parcel 2 description to the Section line, keeping most of the distances given and matching Subdivision Boundary lines called for in the descriptions and fit together as shown on the survey.

1500 West Street Alignment was extracted from the State Highway plans and utilizes a best fit with the previous survey lines on file in the Weber County Surveys Office. Much of the boundary geometry shown on the 1500 West Street Highway map could not be retraced by description documents of record and some of the Right-of-Way remains unresolved.

Newer Riverdale Road Highway plans were discovered that match the 2008 Exception Parcels from Parcel 1. This newer Control line does not align with the older Highway plans available from UDOT.

The first course of Parcel 6 has an incorrect quadrant of Northwest and should read as Northeast to plot as intended and the East course computes the record distance if the North line of 4800 South Street is interpreted as having the same line direction as the Parcel 7 description.

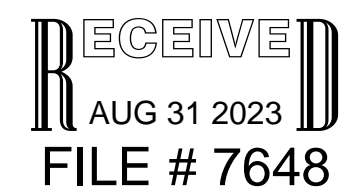
No Property Corners were placed with this Survey.

Notes

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Comcast, Lumen/Centurylink Dominion, Riverdale City, Rocky Mountain Power, Roy City, Roy Water Conservation District, Syringa Networks, UDOT, Utopia Fiber, Weber County Survey, and Weber Basin Water Conservancy District. The Surveyor has requested maps and received no response from Syringa Networks.



Record Descriptions

Parcel 1: 08-098-0080- No address assigned, Riverdale, UT, 84405

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 259 feet South of the Northwest Corner of said Northeast Quarter; running thence South 493.4 feet; thence East 985 feet, more or less, to the Northwesterly line of Riverdale Road; thence North 57°36' East 93 feet; thence North 72°03' East 294.7 feet to Quarter Section line; thence North along said line 35 feet more or less, to the Southwesterly line of Highway 80-N; thence North 16°40'48" West 200 feet; thence North 89°11'05" West 557.49 feet; thence North 00°48'55" East 181.29 feet; thence North 89°11'05" West 60.00 feet; thence North 00°48'55" East 277.67 feet; thence Northwesterly along the arc of a 100.59 foot radius curve to the left a distance of 31.84 feet (long chord bears North 08°16'15" West 31.71 feet); thence South 89°50' 40" West 5 feet; thence South 00°04' West 203.45 feet; thence West 535 feet; thence South 160 feet; thence West 125 feet to beginning.

Less and Excepting: That portion of said property conveyed to Utah Department of Transportation by deed recorded as Entry No. 2330799, Weber County, Utah.

A parcel of land in fee, being a part of an entire tract of property, situate in the Northwest Quarter Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Northwesterly Right-of-Way and no-access line of the existing Highway State Route 26 which point is designated as Point "A", said point is 752.40 feet South and 949.88 feet East from the North Quarter Corner of said Section 13, said point is also approximately 132.96 feet perpendicularly distant Northwesterly from the Control line of said Project SP-0026(4) opposite Engineer Station 54+14.51, and running thence North 60°21'58" East 147.90 feet to a point 144.22 feet perpendicularly distant Northwesterly from said Control line opposite Engineer Station 55+61.98; thence North 61°08'26" East 18.04 feet to a point 145.35 feet perpendicularly distant Northwesterly from said Control line opposite Engineer Station 55+79.99; thence South 70°30'35" East 23.80 feet to a point in said existing Right-of-Way and no-access line which point is designated as Point "B", said point is 128.59 feet perpendicularly distant Northwesterly from said Control line; thence along said existing Right-of-Way and no-access line the following three (3) courses and distances: (1) South 72°03'00" West 59.74 feet to a point 156.20 feet perpendicularly distant Northwesterly from said Control line; thence (2) South 53°21'47" West (South 57°36' 00" west by record) 93.00 feet to a point 117.88 feet perpendicularly distant Northwesterly from said Control line; thence (3) West 35.32 feet to the point of beginning.

(NOTE: The bearings in the above description equal Highway bearings.)

Less and Excepting: That portion of said property conveyed to Utah Department of Transportation by Deed recorded as Entry No. 2330800, Weber County, Utah.

A parcel of land in fee, being a part of an entire tract of property, situate in the Northwest Quarter Northeast Quarter and the Northeast Quarter Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Northwesterly Right-of-Way and no-access line of the existing Highway State Route 26 which point is designated as Point "A", said point is 634.12 feet South and 1,253.43 feet East from the North Quarter Corner of said Section 13, said point is also approximately 110.23 feet perpendicularly distant Northwesterly from the Control line of said Project SP-0026(4) opposite Engineer Station 57+39.69, and running thence North 37°52'13" East 53.90 feet to a point 134.58 feet perpendicularly distant Northwesterly from said Control line opposite Engineer Station 57+87.77; thence North 69°05'37" East 55.92 feet to a point in the existing Westery Right-of-Way and no-access line of Interstate 84 which point is designated as Point "B", said point is 130.32 feet perpendicularly distant Northwesterly from said Control line opposite Engineer Station 58+43.53; thence South 00°42'04" West 13.00 feet to the intersection of said existing Westery Right-of-Way and no-access line and said existing Northwesterly Right-of-Way and no-access line of said Highway State Route 26, said intersection is 98.86 feet perpendicularly distant Northwesterly from said Control line; thence South 72°03'00" West 89.24 feet along said existing Northwesterly Right-of-Way and no-access line to the point of beginning.

(NOTE: The bearings in the above description equal Highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing Right-of-Way appurtenant to this conveyance.

Parcel 2: 08-098-0056- 4816 South 1500 West, Riverdale, UT, 84405

A part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point 16.50 feet North 89°10' East from the North Quarter Corner of said Section 13, running thence North 89°10' East 260.62 feet; thence South 00°04' West 99.00 feet, thence South 89°10' West 152.12 feet; thence South 00°04' West 43.00 feet; thence South 89°10' West 125.00 feet to the East line of 1500 West Street, thence along said East line the following three (3) courses: North 00°04' East 43.00 feet; North 89°10' East 16.50 feet, and North 00°04' East 99.00 feet to the point of beginning.

Parcel 3: 08-098-0030- No address assigned, Riverdale, UT, 84405

Part of the Northeast Quarter of Section 13, and the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; described as follows:

Beginning at a point North 89°10' East 277.12 feet from the North Quarter Corner of said Section 13; running thence South 00°04' West 99.00 feet; thence North 89°10' East 382.88 feet; thence North 00°04' East 203.45 feet to the South survey line of Riverdale Industrial Park; thence along said South line South 89°22'46" West (R.I.P. Data South 08°41'24" West) 382.34 feet; thence South 00°04' West 105.87 feet; thence South 89°10' West 0.53 feet to the point of beginning.

Parcel 3A:

Together with a Right-of-Way over the South 8 feet of the following described property: part of the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; described as follows:

Beginning at the South Quarter Corner of said Section 12; running thence North 89°10' East 277.64 feet; thence North 00°04' East 105.87 feet to the South survey line of Riverdale Industrial Park; thence along said South line South 89°22'46" West (South 88°54'10" R.I.P. Data) 277.63 feet; thence South 00°04' West 106.90 feet to the point of beginning.

Parcel 4: 08-092-0024- 4804 South 1500 West, Riverdale, UT, 84405

Part of the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; described as follows:

Beginning at the South Quarter Corner of said Section 12; running thence North 89°10' East 277.64 feet; thence North 00°04' East 105.87 feet to the South survey line of Riverdale Industrial Park; thence along said South line South 89°22'46" West (South 88°54'10" West R.I.P. Data) 277.63 feet; thence South 00°04' West 106.90 feet to the point of beginning.

Except all that portion deeded to the State Road Commission.

Parcel 5: 08-098-0031- 4844 South 1500 West, Riverdale, UT, 84405

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 142 feet South from the Northwest Corner of said Quarter Section and running thence East 125 feet, thence South 117 feet, thence West 125 feet, thence North 117 feet to beginning.

Parcel 6: 08-087-0040- No address assigned, Riverdale, UT, 84405

Beginning on a point on the North line of 4800 South Street, said point being North 89°52'11" East 2,155.66 feet and North 00°26'26" East 33.31 feet from the Southwest Corner of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian; running thence North 00°26'26" West 325.48 feet; thence North 89°53'37" East 77.26 feet; thence South 00°06'23" East 325.46 feet to the North line of 4800 South Street; thence West along said line to the point of beginning.

Parcel 7: 08-087-0078- No address assigned, Riverdale, UT, 84405

Beginning on a point on the North line of 4800 South Street, said point being North 89°52'11" East 2,155.66 feet and North 00°26'26" East 33.31 feet from the Southwest Corner of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian; running thence South 89°53'37" West 72.99; thence North 06°17'49" East 138.75 feet; thence Northwesterly along the arc of a 2,744.78 foot radius curve to the right 189.64 feet (Long Chord bears North 08°16'35" East 189.60 feet); thence North 89°53'37" East 32.99 feet; thence South 00°26'26" West 325.48 feet to the point of beginning.

Parcel 8: 08-152-0008- No address assigned, Riverdale, UT, 84405

A part of the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah:

Beginning at a point on the Southeastery line of Cozy Dale Drive, located 22.11 feet North 89°54'45" East along the South line of said Section 12; and 108.79 feet North 00°05'15" West from a Brass Cap Monument found marking the South Quarter Corner of said Section 12; and running thence North 1°45'56" East 10.51 feet along said Southeastery line; thence North 89°50'40" East 639.18 feet to a point on a curve on the Southwesterly line of 1300 West Street; thence Southeastery along the arc of a 100.59 foot radius curve to the right a distance of 10.66 feet (Center bears South 66°36'30" West, Central Angle equals 06°04'20" and Long Chord bears South 20°21'20" East 10.66 feet); thence South 89°50'40" West 646.09 feet to said Southeastery line of Cozy Dale Drive and the point of beginning.

Certification

To America First Federal Credit Union, Riverdale Commercial Holdings, LLC, a Utah Limited Liability Company, Riverdale Commercial Holdings, LLC, Northern Title Company and Old Republic National 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 2, 3, 4, 5, 8 and 11(a) of Table A thereof. The field work was completed on May 2, 2023.

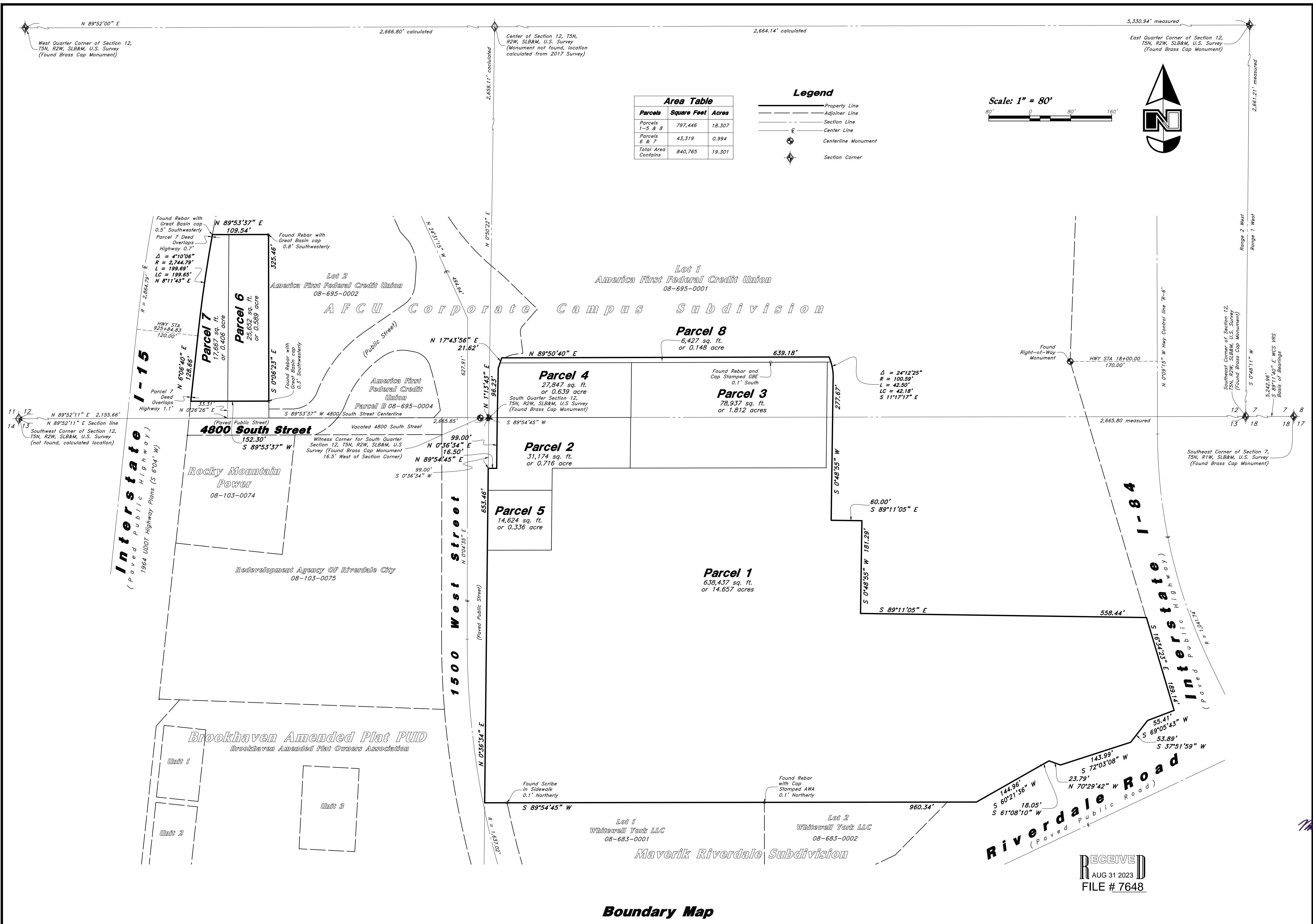
Date: 2 June, 2023



David M. Hamilton Utah PLS No. 12966234

Table with columns: REV, DATE, DESCRIPTION. Includes design information: Designed by: DH, Drafted by: SS, TC, Client Name: AFCU, 19-024 as RCH.

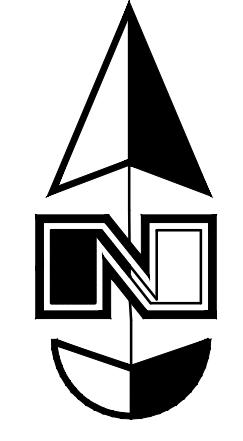
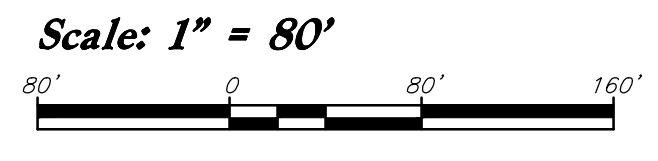
ALTA / NSPS Land Title Survey AFCU Orchard - RCH Purchase 1450 West Riverdale Road Riverdale City, Weber County, Utah A Part of the North half of Section 13, and the Southeast Quarter of Section 12 T5N, R2W, SLB&M, U.S. Survey



Area Table		
Parcels	Square Feet	Acres
Parcels 1-3 & 8	797,446	18.307
Parcels 6 & 7	43,319	0.994
Total Area Contains	840,765	19.301

**Legend**

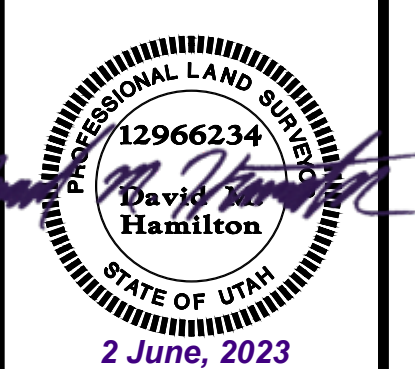
- Property Line
- - - Adjoiner Line
- - - Section Line
- - - Center Line
- ⊕ Centerline Monument
- ⊕ Section Corner



Designed by: DH  
 Drafted by: SS, TC  
 Client Name: AFCU  
 19-024 as RCH

ANMA  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - ANMAengineering.net

ALTA / NSPS Land Title Survey  
**AFCU Orchard - RCH Purchase**  
 1450 West Riverdale Road  
 Riverdale City, Weber County, Utah  
 A Part of the North half of Section 12, T5N, R2W, SL&M, U.S. Survey  
 and the Southeast Quarter of Section 12 T5N, R2W, SL&M, U.S. Survey



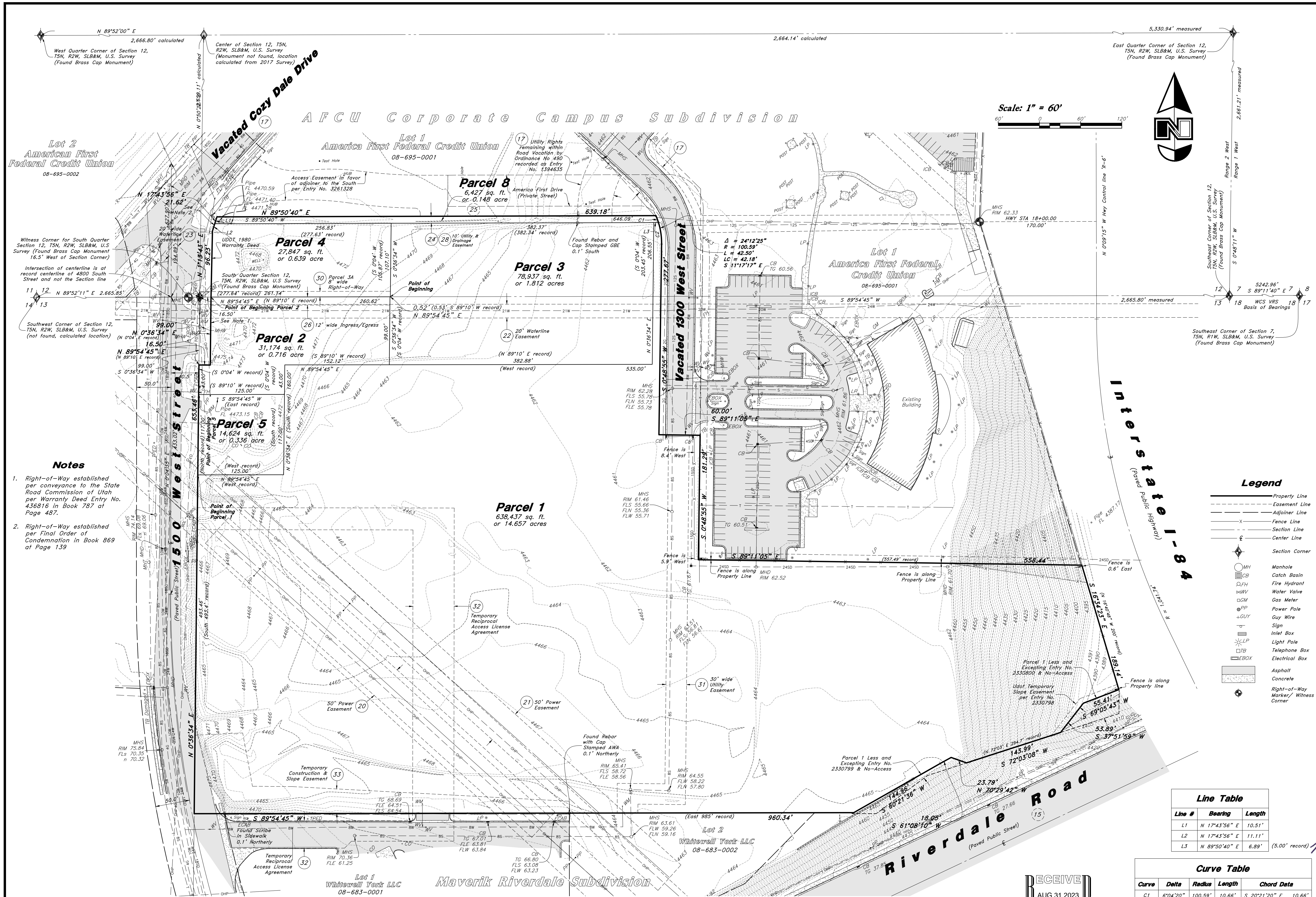
23 May, 2023  
 SHEET NO.

**2**  
 of 4

**Boundary Map**

RECEIVED  
 AUG 31 2023  
 FILE # 7648





Designed by: DH  
 Drafted by: SS, TC  
 Client Name: AFCU  
 19-024 as RCH

**ALTA / NSPS Land Title Survey**

**AFCU Orchard - RCH Purchase**  
 1450 West Riverdale Road  
 Riverdale City, Weber County, Utah  
 A Part of the North half of Section 12, T5N, R2W, SLB&M, U.S. Survey  
 and the Southeast Quarter of Section 12 T5N, R2W, SLB&M, U.S. Survey

David M. Hamilton  
 2 June, 2023  
 23 May, 2023  
 SHEET NO. 4

**Easement & Topographic Map**

RECEIVED  
 AUG 31 2023  
 FILE # 7648