COMMITMENT DESCRIPTIONS

75 Towne Ridge Parkway, Ste. 125 **Sandy, UT 84070** 801-676-5337

Rudd & Hawkes Title Insurance Agency LLC

ALTA Universal ID: Loan ID Number: Committment Number: TH23-016 **Issuing Office File Number: TH23-016** Committment Date: 05/15/2023 at 8:00 an

EXHIBIT A **Property Description**

Parcel A: 30, 31, 32, 33, 34 & 35, RIVERWALK TOWNHOMES NO 1, West Haven City, Weber County, Utah, as shown on the Plat recorded in Book 87, Pages 29-32,; and

ALL OF COMMON AREA A, B, & C and all Private Roads in RIVERWALK TOWNHOMES NO. 1, WEST HAVEN CITY, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT RECORDED IN BOOK 87, PAGES 29-32, Less and Except that portion in Riverwalk Townhomes No. 2 as shown on the Plat recorded in Book 89, Page 46.

TOGETHER WITH rights established by Reciprocal Permanent Access Easement dated May 14, 2021 and recorded May14, 2021, as Entry No. 3153026. Tax Serial No's: 15-713-0001 thru 15-713-0035, 15-713-0113 & 15-713-0114

UNITS 36 THRU 110, RIVERWALK TOWNHOMES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, STATE OF UTAH. TOGETHER WITH RECIPROCAL PERMANENT ACCESS EASEMENT, RECORDED MAY 14, 2021, AS ENTRY process of conducting the fieldwork. Tax ID's: 15-713-0036 thru 15-713-0110

MINIMUM STANDARD DETAIL REOUIREMENTS FOR

ALTA/NSPS LAND TITLE SURVEYS

PART OF NW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN West Haven City, Weber County, Utah

TABLE A of the ALTA STANDARDS

(Effective February 23, 2021) i. The location, size, character, and type of any monuments found during the fieldwork.

SURVEY RESPONSE: All such have been shown and identified. ii. The location, size, character, and type of any monuments set during the fieldwork, if item 1 of Table A was selected or if otherwise required by applicable jurisdictional requirements and/or standards of practice.

SURVEY RESPONSE: The street right of way lines have not been set. Other corners are set as noted. iii. The location, description, and character of any lines that control the boundaries of the

SURVEY RESPONSE: This information is contained throughout the Narrative and on the plats.

5. B. Rights of Way and Access

i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way. SURVEY RESPONSE: 1675 West Street and 1800 South Street has been dedicated as part of the construction project as public roads and are shown hereon, however, the public streets are not part of the ALTA survey for this update.

ii. The name of any street, highway, or other public or private way abutting the surveyed property, together with the width of the traveled way and the location of each edge of the traveled way including on divided streets and highways. If the documents provided to or obtained by the surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the traveled way need not be located. SURVEY RESPONSE: Names of each street, public and private, with dimensions of the streets have

been added to the drawings. iii. Visible evidence of physical access (e.g., curb cuts, driveways) to any abutting streets,

nighways, or other public or private ways. SURVEY RESPONSE: As shown on sheets 2 and 3.

iv. The location and character of vehicular, pedestrian, or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property observed in the process of conducting the fieldwork (e.g., driveways, alleys, private roads, railroads, railroad sidings and spurs, sidewalks, footpaths).

SURVEY RESPONSE: Vehicular access has been shown with respect to driveway locations along with the public sidewalk. No other paths or trails were observed in the field survey. v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the fieldwork.

SURVEY RESPONSE: None such were observed. vi. Where documentation of the location of any street, road, or highway right of way abutting, on or crossing the surveyed property was not disclosed in documents provided to or obtained by the surveyor, or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, the evidence and location of parcel corners on the same side of the street as the surveyed property recovered in the process of conducting the fieldwork which may indicate the location of such right of

way lines (e.g., lines of occupation, survey monuments). **SURVEY RESPONSE:** See prior responses. vii. Evidence of access to and from waters adjoining the surveyed property observed in the process of conducting the fieldwork (e.g., paths, boat slips, launches, piers, docks).

SURVEY RESPONSE: None such was observed. It should be noted that there is a ditch on the north side of 1800 South Street. A fence has been installed between the north curb & gutter and the south side of the ditch. 5. C. Lines of Possession and Improvements along the Boundaries i. The character and location of evidence of possession or occupation along the perimeter of the

surveyed property, both by the occupants of the surveyed property and by adjoiners, observed in the SURVEY RESPONSE: There are no such improvements within the five foot limit. Fencing around

the property lines have been noted and shown. ii. Unless physical access is restricted, the character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines, observed in the process of conducting the fieldwork (see Section 5.E.iv. regarding utility poles).. Trees, bushes, shrubs, and other natural vegetation need not be located other than as specified in the contract, unless they are deemed by the surveyor to be evidence of possession or occupation pursuant to Section 5.C.i.

SURVEY RESPONSE: No such items were observed. iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork (e.g., fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim) by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or

SURVEY RESPONSE: Some units have "bump outs" that extend over the Common Area and Limited Common Area and have been shown. The air conditioning units also extend over the Limited Common Areas and have been shown.

5.D. Buildings The location of buildings on the surveyed property observed in the process of conducting the

5.E. Easements and servitudes

SURVEY RESPONSE: Shown and noted on the plat.

i. Evidence of any easements or servitudes burdening the surveyed property as disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4 and observed in the process of conducting the fieldwork. SURVEY RESPONSE: Records provided by the client or part of the title policy have been examined deed records of the County Recorder have been done by me in the course of determining the property

which are on record with the County Recorder's Office. Only a limited records research outside of the boundary. Such items are addressed in the exceptions listed in the title report. A limited search of the public record was made in connection with the original boundary survey that I did for Riverwalk Townhomes Phase 1. The information related to such is contained in the narrative of the Record of Survey filing done for that survey. It should be noted that the Nelson/Nielson ditch (spelling is not known), see note 5 sheet 4. ii. Evidence of easements, servitudes, or other uses by other than the apparent occupants of the

surveyed property not disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4, but observed in the process of conducting the fieldwork if they are on or across the surveyed property (e.g., roads; drives, sidewalks, paths, and other ways of access, utility service lines, utility locate markings (including the source of the markings, with a note if unknown), water courses, ditches, drains, telephone lines, fiber optic lines, or electric lines, water lines, sewer lines, oil pipelines, gas

SURVEY RESPONSE: To the best of our ability such observed items that exist within the properties surveyed are shown and noted. Haven Cove built the vinyl fencing along their west boundary (the east boundary of the subject property) and left openings in the fencing which would allow Haven Cove residents to access 1675 West Street on foot. These access points have been fenced off by the developer of the Riverwalk project. Utility locations shown are based on the physical location of valves, manholes, grates, boxes, etc. and the underground locations are based on construction drawings as well as personal knowledge of the staked location of certain utilities. No warranty or guarantee is made herein regarding the actual location of underground utilities.

iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the fieldwork (e.g., utility cuts, vent pipes, filler pipes, utility locate markings (including the source of the markings, with a note if unknown)). **SURVEY RESPONSE:** None such observed. See 5.E.ii. above.

iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, utility locate markings (including the source of the markings, with a note if unknown), manholes, valves, meters, transformers. pedestals, clean-outs, overhead lines, guy wires, and utility poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the extent of all encroaching utility pole crossmembers or overhangs. **SURVEY RESPONSE: Shown as surveyed.**

5.F. Cemeteries

As accurately as the evidence permits, the perimeter of cemeteries and burial grounds, and the location of isolated gravesites not within a cemetery or burial ground, (i) disclosed in the documents provided to or obtained by the surveyor, or (ii) observed in the process of conducting the fieldwork. SURVEY RESPONSE: There were no observed evidence of such items nor have I been provided with any verbal information relating to such.

i. The location of springs, ponds, lakes, streams, rivers, canals, ditches, marshes, and swamps on, running through, or outside, but within five feet of the perimeter boundary of, the surveyed property, observed during the process of conducting the fieldwork. SURVEY RESPONSE: All such observed items have been shown and noted herein specifically the

Nelson/Nielson Ditch that is on the north side of 1800 South Street. ii. The location of any water feature forming a boundary of the surveyed property. The attribute(s) of the water feature located (e.g., top of bank, edge of water, high water mark) should be congruent with the boundary as described in the record description or, in the case of an original

SURVEY RESPONSE: Only the south boundary is described to be coincident with the Hooper Canal.

survey, in the new description (see Section 6.B.vi. below).

Only Items selected as noted in the certification will be addressed:

ALTA / NSPS LAND TITLE SURVEY

1. Monuments placed (or reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. RÉSPONSE: Set as shown and noted. The street right of way lines have not been monumented. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed

while conducting the fieldwork. RESPONSE: The addresses as they appear on the buildings are shown in each unit encompassed in Italics text and the street names are noted within the street. The addresses noted in rectangles are those of record, see document recorded Plat book 80 page 29 of Weber County Recorder's Office. The client has provided address information and is shown on the plat in parenthesis if it differs from the recorded plat.

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local

equivalent) depicted by scaled map location and graphic plotting only. RESPONSE; The flood zone has been derived from FEMA FIRM Flood Insurance Rate Map, Weber County, Utah. Panel 407 of 600, map number 49057C0407E with effective date: December 16, 2005. The majority of the property is located in flood zone "X being "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual change flood." A small part of the property had been located in flood zone "AE", Base flood elevations determined. No FEMA Flood zones have been shown on this plat because the developer has received a Letter of Map Revision Based on Fill (LOMR-F) with Case Number 23-08-0119A. The notification letter is dated February 7, 2023. The LOMR-F notes the

Lowest Lot Elevation (NAVD 88) to be 4260.0 feet. The elevation of the project and storm drain system has been constructed to meet this required elevation. See spot elevations in the streets and catch basins as surveyed and noted

Gross Land area (and other areas if specified by the client). RESPONSE: The total area of the property is 5.8011 Acres (see as surveyed description).

6. (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter RESPONSE: A Zoning Report has been provided. The document is titled: Armada Analytics, Zoning Report, Riverwalk

Townhomes 1700 W 1930 S, West Haven, UT 84401, Prepared For: M&T Realty Capital Corporation and Fannie Mae. Dated April 9, 2021, Armada Job Reference No.: 224799. (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and of those requirements do not require an

interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of RESPONSE: There do not appear to be any specific setback requirements imposed by the city nor in the MDA, therefore, no setbacks are shown. 7. (a) Exterior dimensions of all buildings at ground level. RESPONSE: A typical Unit dimension has been added to sheet 2. In addition unusual dimensions have been added where

applicable. The location and dimensions of the buildings conform to the construction staking which was done by me at the time of foundation construction. 8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial

areas of refuse). RESPONSE: As shown or noted on the drawings. 9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking

spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. RESPONSE: There are separate outside parking spaces which are numbered in each space. Those numbers are shown on t plat having a total of 75 spaces. There is also additional parking on the public street but no stripes or markings are

10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.

RESPONSE: This is a townhouse project and to my knowledge the units have their own walls which are not considered be party walls. This should be verified by the owner and/or architect especially where there may be utilities run in walls that service multiple units.

Not requested. Not requested. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name

listed in the tax records followed by "et.al." RESPONSE: Shown and noted.

14. Not requested.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17. Not requested.

18. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable ofsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. RESPONSE: I have not done any title research in the Weber county recorders records as part of my work in this survey for easements on adjoining properties. However, in the course of the research I did on the subject property when the original boundary work was being done for Riverwalk Townhomes Phase 1 an easement for the Nielsen Drain was located on the property to the east. The document found is a Warranty Deed of Easement, Book 513 page 510 for the Nielsen Drain (sometimes called Nelson Ditch). This drain crossed the subject property in an open ditch running along the western portion of the property. It was piped from Have Cove on the east into the subject property. In the development of the Riverwalk Townhomes Phase 1 project it was re—routed and piped to the north in a 48" dia. RCP pipe line within 1675 West Street and is shown hereon. The easement grant is on Haven Cove property and is to the "United States of America acting pursuant to the provisions of the Act of June 17, 1902 (32 Stat., 388) and acts amendatory thereof or supplementary thereto". It is not known if the USA acquired an easement for the portion of the Nielsen Drain across the 15. Intentionally omitted subject property. The piped location is within the public street.

Research associated with such should be completed by the title company and any such items identified in that research should be disclosed to the surveyor for evaluation. In the alternative to having me do a personal research of the county deed records for such items the title company may be able to provide a complete set of documents (this means all documents that would or could contain easements or servitude's from the first title record in the county abstracts, which originates in the mid to late 1800's, to the present day as it would be related to the subject property and the adjoining properties that I can then examine for such easements. I will include information only as provided by such

19. Not requested.

20. Not requested.

NARRATIVE

1. This ALTA/NSPS Land Title Survey is for financial purposes. The survey is being done on a portion of Riverwalk Townhomes No.1 (Riverwalk) as described hereon. Essentially all of the recorded plat excepting that which was amended and is now part of the Riverwalk Townhomes Phase 2 plat and excepting the public streets. The basis of bearing is as described in the as surveyed description.

This survey is a continuation of several surveys that I did for the original Riverwalk project. It has been seen in the course of this platting that the narrative on the Riverwalk plat was incomplete and reflected the template. I will complete that narrative for this survey as part of the requested Table A item 1 4. The boundary of the original plat, Plat book 87 page 29, have been staked as noted hereon. The location of the south boundary being in the canal has not been monumented.

5. A portion of the south boundary is established by the north boundary of the Wilson Lane Business Park Subdivision (Plat book 63 pg 46). At the time of the original research a question regarding the ownership of Parcel A noted on the Wilson Lane plat came about. In researching the title at that time for this Parcel A it was found that it does not belong to my client. However, there is a small remainder parcel of 0.27 acres on the south side of the canal that did belong to my client which has subsequently been conveyed to others and is not part of this ALTA survey. The southeast and southwest corners of the remainder parcel were set with rebar and cap as part of that original survey. 6. The southeast corner of the property, though also in the canal, is witnessed by a chisel mark in the top of the curb

and gutter where an angle point of the property boundary occurs. This mark was set, I'm assuming, by Hansen &

Associates, the surveyor for the Haven Cove project. This easterly portion of the south boundary is described in my clients deeds and the deed of the adjoiner to the south as the center of the canal. That line has been best established using the existing canal structure just to the east of the property and the northeast corner of the Wilson Lane plat. 7. The south 55.79 feet of the east boundary of the property has been established by a Boundary Line Agreement (BLA) recorded E#2834692, this is also shown on Record of Survey (ROS) #5815. The middle portion of the east boundary is identified on said ROS #5815 in which the property of Haven Cove is surveyed and the northwest corner of Haven Cove was found to be a Pinnacle rebar and cap which was apparently held as the property corner for Haven Cove (see ROS #4549). I have also held this rebar as the corner and marking the east boundary of Riverwalk Townhomes Phase 1 as

8. The remaining northerly portion of the east boundary was established by a rebar and cap which was called for in deed E#2669734 which rebar I found and surveyed (it is now destroyed in the course of the construction activities. This location has been reset and marked with a mag-nail.

9. The North line of the property is established by two documents. The easterly portion is deed E#2669734 which was placed by the location of the found rebar at the northeast corner thereof. The northeast corner of the westerly portion of the property is identified by the northwest corner of deed E#2669734 and the northwest corner of the westerly portion of the property is identified by a rebar and cap set by Mountain West Surveying and documented in ROS #483. This point is in the corner of a four way fence line. This fence corner no longer exists. New fencing has been installed running to the south and the old fence that ran to the west is still in existence both outside of where the street

dedication and construction has occurred. 10. The west boundary is held to be the Mountain West Survey line documented on said ROS #483. This line also coincided with the old existing fence line (now replaced with chain link).

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SECHEDULE B - PART II, Exceptions

SCHEDULE B Section II - Exceptions:

Only the numbered exceptions as contained hereon have been addressed by this survey for the properties described herein. Exceptions that have been deemed by the surveyor to not pertain to the survey of this property have been omitted or noted as not a survey item.

1. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession, or claiming to be in possession, November 30, 2022

SURVEY RESPONSE: Only such items of "inspection of the land" during the course of the field survey are shown Assignment of above Deed of Trust to FANNIE MAE recorded recorded November 30, 2022 as Entry No: in conformance with the Standard Detail Requirements and requested Table A items. No visible encroachments 3265196. were observed which would raise a question of "claim of possession".

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. SURVEY RESPONSE: Easements are addressed to the extent that they have been shown, noted or specifically addressed herein. Liens are not addressed in this survey. Encumbrances could refer to record or non-record "claims" and are only addressed to the extent that such are shown and noted herein.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records. SURVEY RESPONSE: This item is limited to matters that are visible with respect to the property described. In a physical inspection of the property there is public uses of 1675 West Street and 1800 South Street, which are public streets as dedicated by the original subdivision plat recorded Plat book 87 page 29. Also, there are points of access in the east fence line that would allow uses of individuals to cross the fence from 1675 West Street to the east property and from the east property to 1675 West Street, however, these points of access are not on or near the subject property. I have been informed that this fence and openings were installed by the owner of the adjacent property and the developer of the subject property has installed additional fencing to block such uses.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. SURVEY RESPONSE: This item is not addressed in this survey.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

SURVEY RESPONSE: An examination of the Bureau of Land Management records related to mining claims and patent reservations has not been made and no research related to water rights have been made in this survey. No representation is made herein related to any of the listed items.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. SURVEY RESPONSE: This not a survey item and is not addressed

7. Any Service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records. SURVEY RESPONSE: This is not a survey item and is not addressed.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or Mortgage thereon covered by this form. SURVEY RESPONSE: This is not a survey item and is not addressed.

9. Taxes for the second half of 2023 and subsequent years, a lien not yet due and payable. Tax Serial Numbers 15-713-0001 thru 15-713-0110, 15-713-0113 & 15-713-0114. SURVEY RESPONSE: This not a survey item and is not addressed

10. Intentionally omitted

11. Intentionally omitted

12. Intentionally omitted

10. Said property is within the boundaries of West Haven and Tax District 277, and is subject to any charges and assessments levied thereunder. SURVEY RESPONSE: This not a survey item and is not addressed

13. Dedications, easements, and reservations as set forth on the plat recorded in Book 87, Pages 29-32 of the official records of Weber County, Utah. SURVEY RESPONSE: The recorded plat of this project was prepared by me as part of the development of the project. I have included the easements, common areas, limited common areas and streets shown on the recorded plat in this survey. No representation regarding the effect of such items that are not part of the recorded plat as shown or noted herein and which are not part of the Standard Detail Requirements and Table A items

14. Unpatented mining claims; reservation or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water, minerals, oil and gas SURVEY RESPONSE: See responses to item 5 above.

selected is made herein.

16. CERTIFICATE OF CREATION entered into by and among Weber County, The City of Logan, Wasatch Integrated Waste Management District, North Pointe Solid Waste Special Service District, Trans-Jordan Cities, and South Utah Valley Solid Waste District to jointly create, operate and maintain Northern Utah Environmental Resource Agency as an interlocal entity pursuant to the Utah Interlocal Cooperation Act, Title 11, Chapter 13, UCA and as more particularly described in document recorded in January 20, 2015 as Entry No. 2718461, in the office of the Weber County Recorder. SURVEY RESPONSE: This not a survey item and is not addressed.

17. MASTER DEVELOPMENT AGREEMENT between the City of West Haven, Utah and Riverwalk, LLC, dated March6, 2019 and recorded March 25,2019 as Entry No. 2971288 in the office of the Weber County Recorder. SURVEY RESPONSE: This is not a survey item and is not addressed.

18. ADDRESS CHANGE AFFIDAVIT recorded July 13, 2020 as Entry No. 3067992 affecting Units 48-59. SURVEY RESPONSE: This change was made by West Haven City Engineer and is reflected herein.

19. ADDRESS CHANGE AFFIDAVIT recorded October 27, 2020 as Entry No. 3096296 affecting Unit 36. SURVEY RESPONSE: This change was made by West Haven City Engineer. The noted address is shown on the plat, however, the unit still has 1718 West on the building.

20. Combined with exception no. 17.

21. RECIPROCAL PERMANENT ACCESS EASEMENT, where in the property will share certain common elements, including roadways within the community, driveway access, green space, storm water drainage, water lines, and other elements as set forth, recorded May 14, 2021 as Entry No. 3153026, in the office of the County

SURVEY RESPONSE: While not providing a legal opinion, based on my professional experience, this easement may become null and void once the property described herein is owned by a single entity or person by the doctrine of merger of title. I do not have knowledge or information on whether this property is to be owned in it's entirety or if there will be separate ownerships associated therewith.

22. Effects: Units 1-35 and Common Areas A, B & C DEED OF TRUST Dated: May 14, 2021

Amount: \$7,533,000.00 Trustor: Riverwalk Communities, LLC Trustee: Rudd & Hawkes Title Insurance Agency, LLC Beneficiary: M&T Realty Capital Corporation Recorded: May 14, 2021

Entry No.: 3153063 Assignment of above Deed of Trust to FANNIE MAE recorded recorded May 14, 2021 as Entry No: 3153065 in the office of the County Recorder. FIRST AMENDMENT TO MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, recorded November 30, 2022, as Entry No. 3265197, in the office of the County Recorder.

23. UCC Financing Statement Debtor: Riverwalk Communities, LLC Secured Party: FANNIE MAE Recorded: May 14, 2021

Entry No.: 3153064

SURVEY RESPONSE: This is not a survey issue and is not addressed.

SURVEY RESPONSE: This is not a survey issue and is not addressed.

24. Affects Units 36-110 DEED OF TRUST Dated: November 29, 2022 Amount: \$14,272,000.00 Trustor: Samandi LLC

Trustee: Rudd & Hawkes Title Insurance Agency, LLC Beneficiary: M&T Realty Capital Corporation Recorded: Entry No.: 3265195

SURVEY RESPONSE: This is not a survey issue and is not addressed.

25. Any rights, easements, interests or claims that may exist by reason of, or be reflected by, the survey dated July 27, 2023 by Landmark Surveying, Inc as Job No. 3918.

FILE # 7769

General Legend _____ - _ _ _ SECTION LINE SUBDIVISION BOUNDARY ---- EASEMENTS (as labeled or granted) —— — STREET CENTERLINE FND SECTION CORNER CALC SECTION CORNER FND STREET MONUMENT FND CURB NAIL SEWER CLEANOUT FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK ELEVATION BENCHMARK

RECORD DATA

HOSE BIB

PUBLIC ROAD

RIGHT OF WAY MONUMENT MEASURED DATA RECORD OF SURVEY PRIVATE UNITS COMMON AREA PRIVATE DRIVEWAY LIMITED COMMON AREA COMMON AREA-COBBLE STONE

8' DOOR

NOTE: EACH UNIT HAS

THE UNIT NUMBER AND

ADDRESS NOTED.

COMMON AREA-GRAVEL ROCK Typical Unit Exterior Dimensions Landmark Surveying, Inc. Weber County Surveyor 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurvevUtah.com 801-731-4075 Riverwalk Townhomes 1 of 4 *ALTA/NSPS Land* NW 1/4 of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Title Survey DRAWN BY: EDR CHECKED BY: DATE: September 11, 202. PROJ: 3918

his plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the rofessional Land Surveyor's seal in accordance with R156—22—601 of the Utah Administrative Code of the Utah Department of Commerce. Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

SURVEYOR'S CERTIFICATE

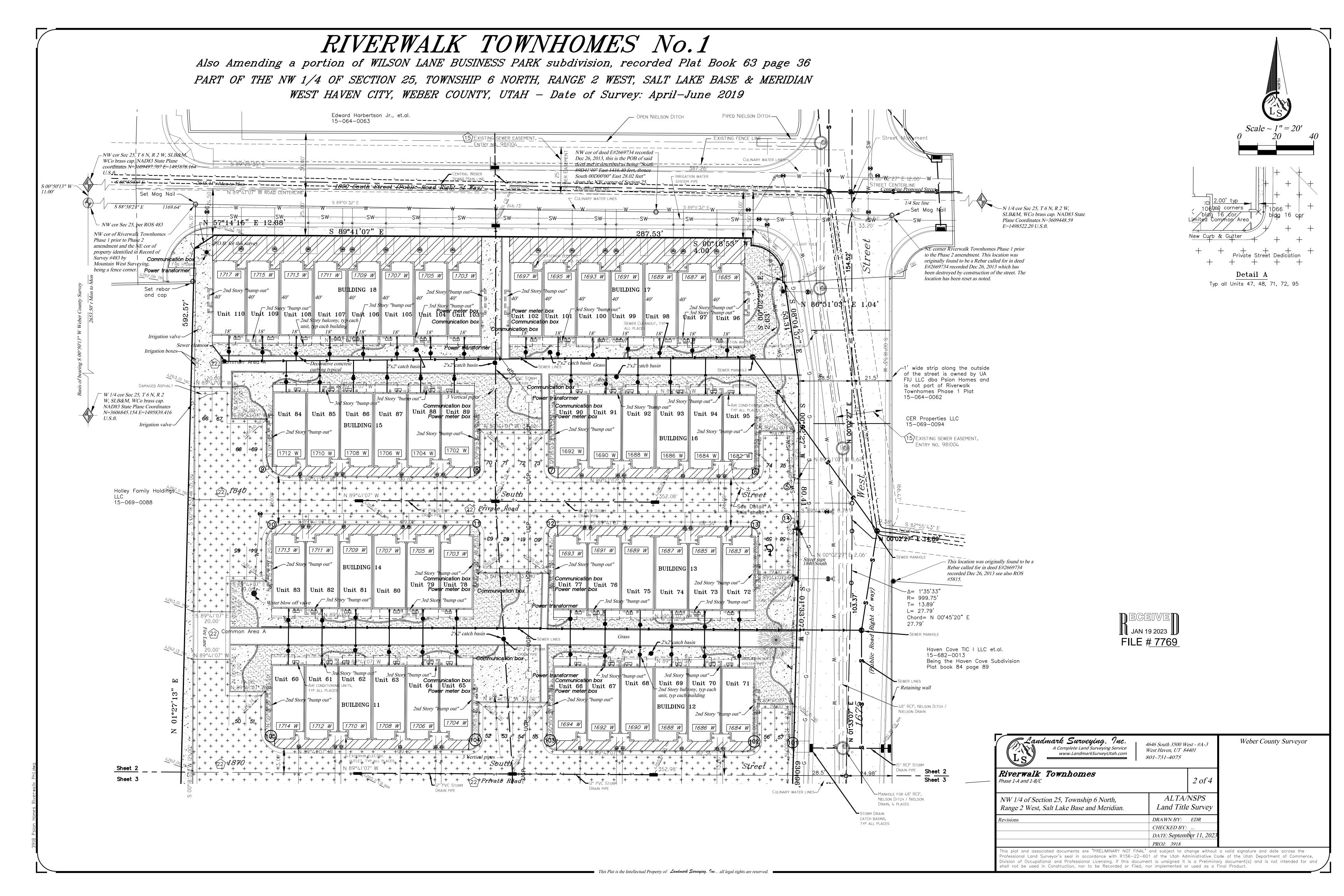
The undersigned, being a registered surveyor of the State of Utah certifies to (i) M&T Realty Capital Corporation, a Maryland corporation, (ii) Fannie Mae, their successors and assigns, (iii) Riverwalk

TH I ICG LLC, a Washington limited liability company, (iv) Riverwalk TH II ICG LLC, a Washington limited liability company, (v) WFG 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

8, 9, 10, 13, 16, and 18, of Table A thereof The fieldwork was completed on July 27, Dated: This 11th day of September 2023.

includes Items 1, 2, 3, 4, 6(a) and (b), 7(a) Registration (License) Number: 171781-220 Name of Surveyor: Ernest D. Rowley, PLS, CFedS

established and adopted by ALTA and NSPS, and

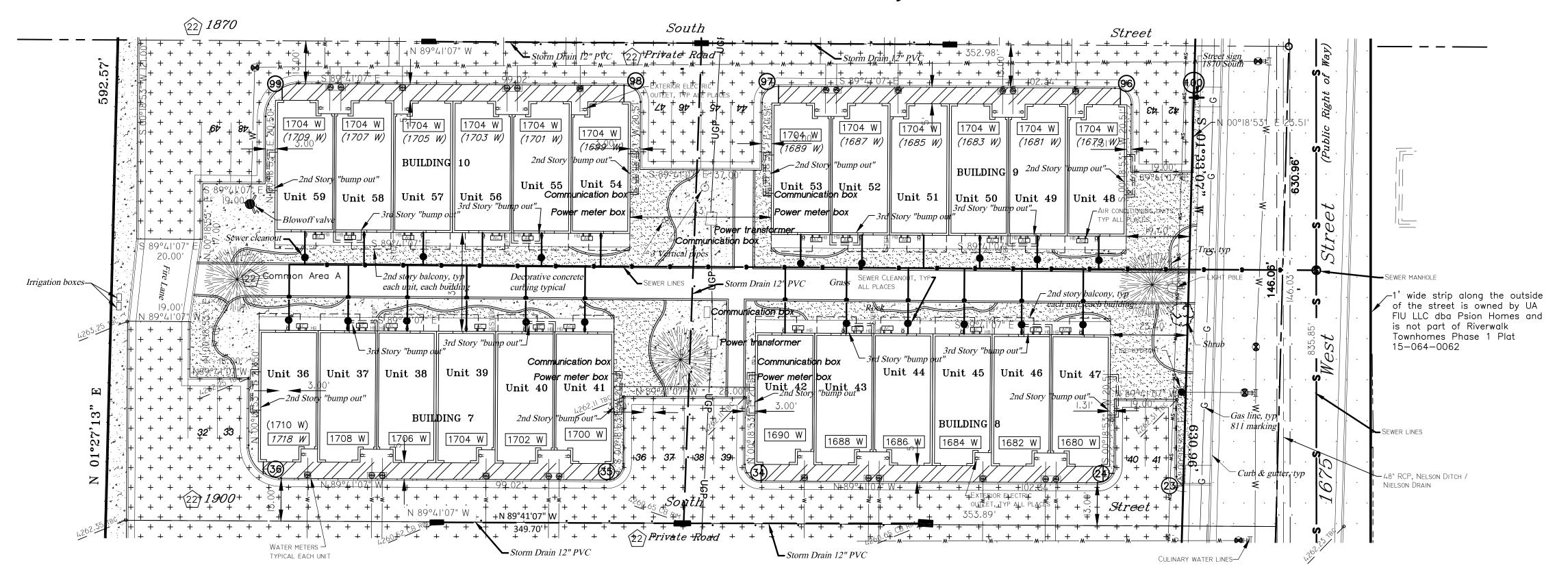


RIVERWALK TOWNHOMES No.1

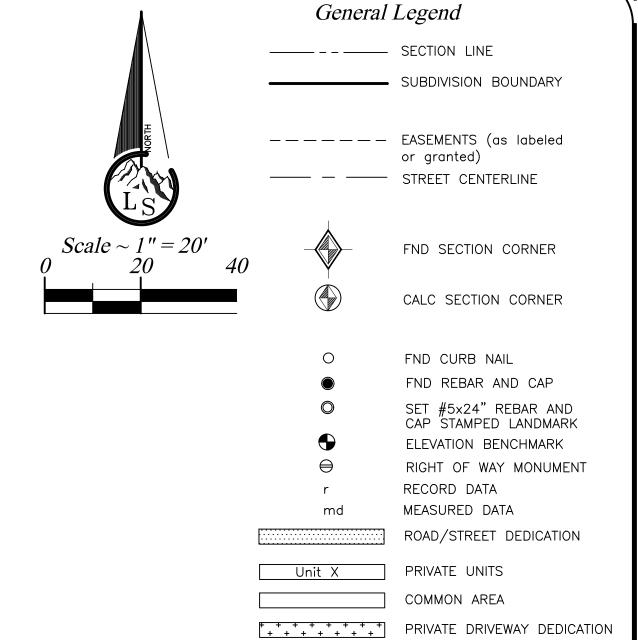
Also Amending a portion of WILSON LANE BUSINESS PARK subdivision, recorded Plat Book 63 page 36

PART OF THE NW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

WEST HAVEN CITY, WEBER COUNTY, UTAH - Date of Survey: October 21, 2022



This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.



LIMITED COMMON AREA

Curve Table							
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance		
23	90°00'00"	2.000'	2.00'	3.14'	S 44°41'07" E 2.83'		
24	90°00'00"	5.000'	5.00'	7.85	N 45°18'53" E 7.07'		
34	90°00'00"	5.000'	5.00'	7.85	S 44°41'07" E 7.07'		
35	90°00'00"	5.000'	5.00'	7.85	N 45°18'53" E 7.07'		
36	90°06'30"	10.003	10.02	15.73'	S 44°44'22" E 14.16'		
96	90°00'00"	5.000'	5.00'	7.85	N 44°41'07" W 7.07'		
97	90°00'00"	5.000'	5.00'	7.85	S 45°18′53" W 7.07′		
98	90°00'00"	5.000'	5.00'	7.85	N 44°41'07" W 7.07'		
99	90°00'00"	10.003	10.00'	15.71'	S 45°18'53" W 14.15'		
100	9°27'13"	2.000'	0.17	0.33'	S 5°02'30" W 0.33'		

JAN 19 2023 FILE # 7769

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	Weber County Surveyor	
Riverwalk Townhomes Phase 1-A and 1-B/C	3 of 4	
NW 1/4 of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	ALTA/NSPS Land Title Survey	
Revisions	DRAWN BY: EDR	
	CHECKED BY:	
	DATE: September 11, 2023	
	PROJ: 3918	

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shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

