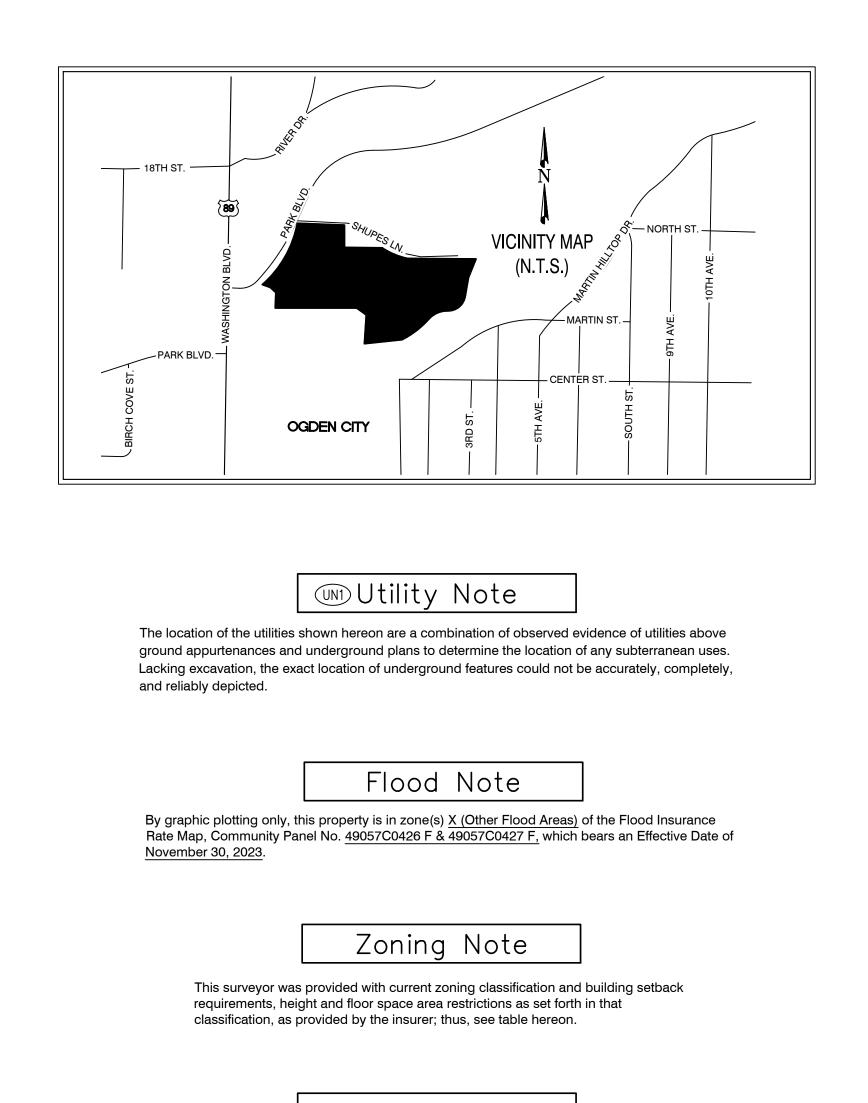
Exceptions Corresponding to Schedule B

1-7. Standard Title Exceptions

- 8. The lien of all general real and personal property taxes for the year 2024 and thereafter, not yet due or payable. General real property taxes for the year 2023 were paid. (Tax Parcel No. 02-050-0010 and Tax District No. 25). The Land lies within the boundaries of Ogden City, and is subject to any and all charges and assessments thereof. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Affects: Subject Parcel. Not a survey matter, not plotted.
- 12-14. Resolution No. 93-57 to create Ogden City, Utah Central Business District No. 1 and the terms, conditions and limitations contained therein, recorded on November 1, 1993, as Entry No. 1255293 in Book 1687 at Page 1110 of Official Records. Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District and the terms, conditions and limitations contained therein, recorded on January 24, 2006, as Entry No. 2156401 of Official Records. Certificate of Creation establishing the Northern Utah Environmental Resource Agency ("NUERA") and the terms, conditions and limitations contained therein, recorded on January 20, 2015, as Entry No. 2718461 of Official Records. Affects: Subject Parcel. Blanket in nature, not plotted.
- (15)15. A right of way for wagons and other traffic as disclosed by that certain Warranty Deed recorded May 15, 1920 in Book 88 at Page 451 of Official Records. Declaratory Judgment and Order Granting Quiet Title to a Prescriptive Easement, in favor of Ogden City Corporation, a body politic and corporate, recorded May 25, 2016 as Entry No. 2795051 of Official Records. Note: A Discrepancy in the controlling corner described as the beginning point exists between the documents shown above. Affects: Subject Parcel. Plotted and shown hereon.
- 16. Commercial Easement and Right of Entry Agreement and the terms, conditions and limitations contained therein, dated May 15, 1990 by and between Cable Plus (Operator) and SunChase Apartments Limited Partnership, a Utah limited partnership (Owner) recorded June 7, 1990 as Entry No. 1110936 in Book 1581 at Page 2291 of Official Records. Assignment and Conveyance wherein Pace Cable Corporation, a Washington corporation doing business as Cable Plus, assigns their interest to JML Communications, L.P., a Washington limited partnership, recorded June 12, 1990 as Entry No. 1111219 in Book 1581 at Page 2801 of Official Records. Memorandum of Change to Easement Assignments wherein it appears that Cable Plus Company, L.P., a Washington limited partnership is the Easement Owner, recorded February 17, 1995 as Entry No. 1333121 in Book 1747 at Page 451 of Official Records. Assignment of Agreement dated May 1, 2000 between Cable Plus Company, L.P., as Seller and TCI Cablevision of Utah, Inc., as Buyer, recorded May 5, 2000 as Entry No. 1703952 in Book 2070 at Page 2297 of Official Records.
- Affects: Subject Parcel. Blanket in nature. Not plotted.
- 17-21. Rights of tenants, as tenants only, in possession of the land under unrecorded leases, rental or occupancy agreements and any claims thereunder. A Deed of Trust and Assignment of Rents. Recording Date: October 3, 2007 Entry No.: 2296185 of Official Records. An Unrecorded Lease, dated November 4, 2009, with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Recording Date: April 6, 2010 Entry No.: 2466089 of Official Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the Official Records. A 2nd Deed of Trust Dated: November 14, 2022. Recording Date: April 24, 2023 Entry No.: 3280845 of Official Records. NOTE: The above document contains an incomplete legal description of the property being bledged as collateral. A check with the Utah State Construction Registry discloses the following Preliminary Notices filed within the last 12 months: Entry No. 10574843, filed September 20, 2023 by Staker & Parson Co.; Entry No. 10449683, filed July 26, 2023 by LKL Associates, Inc. NOTE: It will be necessary to have the filings released/cancelled on the Registry and a Lien Waiver from the filing Contractor will need to be obtained. Affects: Subject Parcel. Not a survey matter, not plotted.

	Zor	ning Informa	ation		
STATUS		THE SITE IS ZONED: R-MFH, Resident	REPORT INFO		
ITEM	CONFORMANCE STATUS	REQUIRED	OBSERVED	Armada Analytics	
EXISTING USE:	YES		MULTI FAMILY	104 S Main St, Suite 500 Greenville, SC 29601	
	· · · ·	BUILDING REQUIREMENTS	5		
BUILDING HEIGHT (max)	YES	3 Stories/48'	2 Stories/24'	Prepared For: NorthMarq Capital, LLC	
BUILDING LENGTH (max)	YES	150'	>150'	and Fannie Mae	
FLOOR AREA RATIO (min)	NO	0.6	0.36	Date: February 5, 2024 Armada Job # 0269066	
DENSITY-UNITS/ACRE (min) YES	8	31.25		
		LOT REQUIREMENTS			
LOT WIDTH (min)	YES	40'	>40'		
FRONT PROPERTY LINE SETBACK (min)	YES	15'	>15'		
FRONT PROPERTY LINE SETBACK (max)	NO	25'	>25'		
SIDE PROPERTY LINE SETBACK (min)	YES	5'	>5'		
REAR PROPERTY LINE SETBACK (min)	YES	20'	>20'		
REAR PROPERTY LINE SETBACK (max)	YES	75'	>75'		
		PARKING REQUIREMENTS			
OFF STREET PARKING (mi	n) NO	280	184		

ALTA/NSPS LAND TITLE SURVEY SUNCHASE APARTMENTS LOCATED IN PART OF LOTS 1, 6, AND 13, BLOCK 66, PLAT "C", OGDEN CITY SURVEY IN THE SOUTHEAST QUARTER OF SECTION 20, THE NORTHWEST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH



Property Owner

Vidovich-R.L.M. Limited Partnership, a California Limited Partnership 425 Park Blvd Ogden, UT 84401

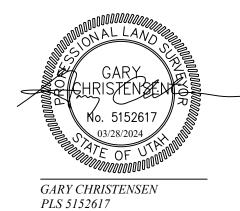
Surveyor's Certification

To: Vidovich-R.L.M. Limited Partnership, a California Limited Partnership, Northmarg, Fidelity National Title Insurance Co., National Commercial Services, Chicago Title Insurance Company,

NorthMarq Capital Finance, L.L.C. and/or Fannie Mae, their successors and/or assigns:

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), 8, 9, 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on February 13, 2024.

Date of Plat or Map: _____ March 28, 2024



UTAH, AND IS DESCRIBED AS FOLLOWS:

Beginning at a point North 55°21' East 154.30 feet along the South line of said Lot 1 from the most Southerly corner of said Lot 1: and running thence South 3°49'01" East 50.52 feet; and running thence South 10°43'49" West 37.35 feet to an existing fence: thence Southerly and Westerly 13 courses along said fence as follows: South 22°46'40" West 37.64 feet: South 45°33'22" West 17.56 feet: South 69°26'35" West 55.40 feet: North 83°25'54" West 49.78 feet: South 68°47'03" West 9.22 feet: South 45°22'06" West 28.31 feet: South 32°26'49" West 76.14 feet: South 54°45'56" West 9.65 feet: South 65°38'30" West 18.60 feet; South 79°28' West 112.98 feet; South 78°26'38" West 68.51 feet; South 77°20'14" West 6.56 feet; thence North 00°58' East 136.65 feet; thence North 44°02' West 28.28 feet; thence North 89°02' West 329.00 feet; thence North 00°58' East 45.00 feet; thence North 29°02' West 55.17 feet; thence North 89°02' West 27.91 feet to the proposed Southerly right-of-way line of Park Boulevard; thence 2 courses along said proposed right-of-way as follows: Northerly along the arc of a 378.27 foot radius curve to the left 162.63 feet (long chord bears North 39°04'01" East 161.38 feet) and North 26°45' East 117.58 feet to a point South 33°40' West 148.50 feet and South 89°02' East 7.66 feet from the most Westerly corner of said Lot 1; thence South 89°02' East 172.09 feet to the West line of abutting property; thence South 00°06' East 79.37 feet to an existing fence; thence South 88°24'20" East 118.52 feet along said fence to its intersection with an existing fence line on the Westerly and Southerly line of Shupes Lane as it exists on the ground; thence 7 courses along said fence line and fence line extended as follows: South 54°58'48" East 18.27 feet; South 58°11'35" East 22.38 feet; South 64°38'21" East 21.61 feet; South 78°08'11" East 25.72 feet; thence South 86°49'59" East 27.73 feet; South 88°05'39" East 90.17 feet and South 88°18'28" East 266.96 feet to the Southerly line of said Lot 1; thence South 55°21' West 118.38 feet along said lot line to the point of beginning.

ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES **COMMITMENT DATE: FEBRUARY 29, 2024** FILE NO. U0050452-801-T81-B1G **REVISION NUMBER: AMENDMENT NO. 1, AMENDMENT DATE: MARCH 27, 2024**

A parcel of land being a part of Lots 1, 6 and 13, Block 66, Plat "C", Ogden City Survey, Weber County Utah. Said parcel of land is located in the Southeast Quarter of Section 20, Northwest Quarter of Section 28 and the Northeast Quarter of Section 29 Township 6 North, Range 1 West, Salt Lake Base and is described as follows:

Beginning at a point on the easterly Right-of-Way line of Washington Boulevard which is 449.22 feet S. 00°00'46" W. along the monument line for Washington Boulevard and 135.86 feet East from the Street Monument found at the intersection of Washington Boulevard (400 East) and 18th Street, thence along said easterly Right-of-Way line of Washington Boulevard the following two (2) courses, 1) beginning of a curve to the left, thence Northeasterly 162.64 feet along the arc of a 376.12-foot radius curve, having a central angle of 24°46'34" (chord bears N.37°56'31"E. 161.38 feet) Radius point bears N.64°26'47"W.; 2) along a line non-tangent to said curve, N.25°37'30"E., a distance of 117.58 feet to a point on the southerly line of Shupes Lane as it exists on the ground; thence N.89°50'30"E. 172.09 feet along said southerly line to the westerly line of abutting property (parcel ID 02-050-0002); thence S.01°13'30"E. 79.37 feet; thence S.89°31'59"E. 118.52 feet; to the southwesterly line of Shupes Lane as it exists on the ground; thence the following seven (7) courses along said southwesterly line of Shupes Lane and the extension thereof, 1) S.56°06'18"E. 18.27 feet; 2) S.59°19'05"E. 22.38 feet; 3) S.65°45'51"E. 21.61 feet; 4) S.79°15'41"E. 25.72 feet; 5) S.87°57'29"E. 27.73 feet; 6) S.89°13'09"E. 90.17 feet; 7) S.89°25'58"E. 266.96 feet to the southerly line of said Lot 1; thence S.52°29'23"W. 105.15 feet; to an angle point of an existing chain link fence and a point being on the north line of parcel 02-048-0001 owned by Riverview Apartments I Limited Partnership; thence along said chain link fence following the northerly boundaries of parcel 02-048-0001 owned by Riverview Apartments I Limited Partnership and parcel 02-050-0011 owned by Ogden City Corporation the following sixteen (16) courses 1) S.73°37'19"W. 11.89 feet; 2) S.09°34'08"W. 16.15 feet; 3) S.00°56'18"E. 8.32 feet; 4) S.12°03'57"E. 13.62 feet; 5) S.11°39'01"E. 20.50 feet; 6) S.15°40'44"W. 69.54 feet; 7) S.58°28'02"W 14.88 feet; 8) S.55°54'36"W. 21.83 feet; 9) S.71°55'10"W. 22.73 feet; 10) N.89°38'17"W. 59.12 feet; 11) S.49°06'27"W. 53.30 feet; 12) S.22°19'18"W. 22.26 feet; 13) S.43°59'04"W. 64.03 feet; 14) S.77°56'52"W. 40.93 feet; 15) S.06°53'22"E. 4.07 feet; 16) S.78°56'13"W. 150.00 feet; thence following said fence along the boundaries of parcel 02-050-0004 owned by Riparius Alliance, LLC the following six (6) courses 1) N.00°30'32"W. 84.51 feet; 2) N.00°14'11"E. 51.56 feet; 3) N.49°47'49"W. 31.73 feet; 24) S.89°50'30"W. 325.46 feet; 5) N.00°17'04"E. 44.84 feet; 6) N.30°23'05"W. 55.48 feet; thence along said parcel S.89°50'30"W. 27.91 feet to the **Point of Beginning**.

OCT 25 2024 FILE # 7916

This survey was prepared at the request of Tara Jewkes of Northmarg with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by Chicage Title Insurance Agency, having Issuing Agent: Fidelity National Title Insurance Co., National Commercial Services with a Commitment Date: February 29, 2024 along with File No.: U0050452-801-T81-B1G, Revision Number: Amendment No. 1, Amendment Date: March 27, 2024. Boundary lines were held at fences and along the Southerly Right-of -Way line of Park Boulevard and held using calls in the title report legal description and platted hereon. These calls vary from the title report legal description and due to the discrepancies in the title report legal description this surveyor has written a new As-Surveyed legal description. The bearing of S. 00°00'46" W. between the street monuments along the centerline of Washington Blvd was used as the Basis of Bearing for this survey.

G	N1)	building constructi
G	N2)	Access to the subj
G	N3	On the date of the landfill.
G	N4	Property consists
G	N5)	Current zoning cla requirements were
G	N6	There are 163 reg
G	N7)	This surveyor is ur

- 2. Ogden City Block 66 Plat C Drawing No. 2647
- 3. Ogden City Engineering Department Plats BMO XX-95

Title Report Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED OGDEN, IN THE COUNTY OF WEBER, STATE OF

A part of Lots 1, 6 and 13, Block 66, Plat "C", Ogden City Survey, Weber County, Utah:

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY

As-Surveyed Legal Description

Narrative / General Notes GND

On the date of the field survey, February 13, 2024 there was no observable evidence of earth moving work, external tion, or building additions

pject property via Park Blvd. Property Address per Weber County Map is 425 Park Boulevard, Ogden City

e field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary

of 222,954 square feet or 5.118 acres of land.

assification and building setback requirements, height and floor space area restrictions, and parking re provided by insurer / client. See table on sheet 1.

ular parking spaces and 4 ADA parking spaces for a total of 167 visible parking spaces.

naware of any changes in street right-of-way lines, either completed or proposed at this time.

References

1. Title Commitment Provided by Fidelity National Title Insurance Co., National Commercial Services File No. U0050452-801-T81-B1G

4. Weber County Surveyor Record of Survey No. 1329 Prepared by Great Basin Engineering.

5. Weber County Surveyor Record of Survey No. 2523 Prepared by Mcneil Engineering.

		<u> </u>					
	<u>ъ</u>	INITIAL					
Revised per Comments Added Zoning Information Updated As-Survey Description	Updated to new little commitment	DESCRIPTION OF REVISION	REVISIONS				
1 03/11/24 2 03/13/24 3 03/22/24	4 03/28/24	NO. DATE					
PREPARED BY:		10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095 Phone: 435-503-7641					
ALTA/NSPS LAND TITLE SURVEY	SUNCHASE APARTMENTS	Prepared for: NORTHMARQ	SW ‡, Section 20, NW ‡, SECTION 28, NE ‡, SECTION 29, T6N., R1W., S.L.B. & M.				
HIC SCALE 80 120	IN FEET)	Date: 02/26/2024 Date: 02/13/2024	Date: 02/26/2024				
0 GRAPHIC 40		N Prepared By: TAJ Surveyed By: RD	Checked By: GC				
SVY							
PROJE S24-C		DATE: 02/26/2	024				
FILE N	LAME.						

