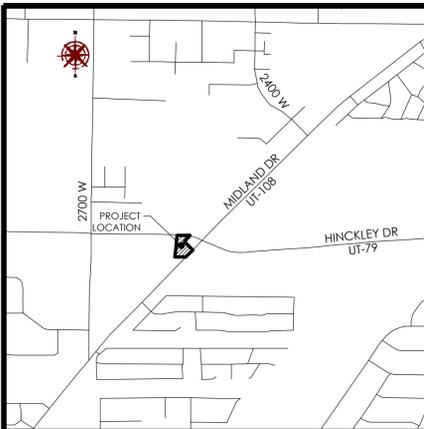


ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW 1/4 OF SECTION 2, T5N, R2W, SLB&M
WEST HAVEN CITY, WEBER COUNTY, UTAH



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

(FROM TITLE REPORT - 14253-6195936)

BEGINNING AT A POINT ALONG THE SOUTH LINE OF 3600 SOUTH STREET WHICH IS SOUTH 88°58'00" EAST 884.87 FEET AND SOUTH 01°02'00" WEST 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A TEE IN A T-POST AND WIRE AND VINYL FENCE; RUNNING THENCE ALONG THE SOUTH LINE OF 3600 SOUTH STREET SOUTH 89°01'21" EAST, A DISTANCE OF 204.25 FEET TO THE WEST LINE OF UDOT PARCEL 080220049 THAT SAME PARCEL FORMERLY KNOWN AS RAWSON SUBDIVISION NO. 1; THENCE ALONG THE BOUNDARY OF PARCEL 080220049 THE FOLLOWING TWO CALLS: SOUTH 43°35'02" WEST, A DISTANCE OF 129.36 FEET; THENCE SOUTH 45°30'36" EAST, A DISTANCE OF 178.50 FEET TO THE WEST RIGHT OF WAY OF MIDLAND DRIVE; THENCE SOUTH 46°41'52" WEST, A DISTANCE OF 149.87 FEET ALONG MIDLAND DRIVE; THENCE DEPARTING FROM THE RIGHT OF WAY OF MIDLAND DRIVE, NORTH 89°41'27" WEST, A DISTANCE OF 161.38 FEET ALONG AN OLD WOOD AND WIRE FENCE; THENCE NORTH 04°56'48" EAST, A DISTANCE OF 134.32 FEET ALONG A VINYL FENCE; THENCE NORTH 04°56'59" EAST, A DISTANCE OF 191.09 FEET ALONG A VINYL FENCE TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 2:

EASEMENTS FOR ACCESS, UTILITY AND DRAINAGE AS SET FORTH IN THAT CERTAIN PROPOSED RECIPROCAL EASEMENT AGREEMENT DATED 2023, BY AND BETWEEN COLDWATER DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND [REDACTED] LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON 2023 AS ENTRY NO. [REDACTED] OF OFFICIAL RECORDS AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

EXHIBIT A

(LEGAL DESCRIPTION OF PARCEL 1)

BEGINNING AT A POINT ALONG THE SOUTH LINE OF 3600 SOUTH STREET WHICH IS SOUTH 88°58'00" EAST 884.87 FEET AND SOUTH 01°02'00" WEST 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A TEE IN A T-POST AND WIRE AND VINYL FENCE; RUNNING THENCE ALONG THE SOUTH LINE OF 3600 SOUTH STREET SOUTH 89°01'21" EAST, A DISTANCE OF 204.25 FEET TO THE WEST LINE OF UDOT PARCEL 080220049 THAT SAME PARCEL FORMERLY KNOWN AS RAWSON SUBDIVISION NO. 1; THENCE ALONG THE BOUNDARY OF PARCEL 080220049 THE FOLLOWING TWO CALLS: SOUTH 43°35'02" WEST, A DISTANCE OF 129.36 FEET; THENCE SOUTH 45°30'36" EAST, A DISTANCE OF 178.50 FEET TO THE WEST RIGHT OF WAY OF MIDLAND DRIVE; THENCE SOUTH 46°41'52" WEST, A DISTANCE OF 149.87 FEET ALONG MIDLAND DRIVE; THENCE DEPARTING FROM THE RIGHT OF WAY OF MIDLAND DRIVE, NORTH 89°41'27" WEST, A DISTANCE OF 161.38 FEET ALONG AN OLD WOOD AND WIRE FENCE; THENCE NORTH 04°56'48" EAST, A DISTANCE OF 134.32 FEET ALONG A VINYL FENCE; THENCE NORTH 04°56'59" EAST, A DISTANCE OF 191.09 FEET ALONG A VINYL FENCE TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS NORTH 00°51'40" EAST 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

AND EXHIBIT B
LEGAL DESCRIPTION OF PARCEL 2

A PART OF THE SW 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°58'00" EAST 884.87 FEET, SOUTH 01°02'00" WEST 37.77 FEET, NORTH 88°59'01" WEST 151.63 FEET, SOUTH 05°04'06" WEST 327.15 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING LOCATED ALONG AN OLD WOOD AND WIRE FENCE; THENCE ALONG SAID FENCE SOUTH 89°36'54" EAST 152.44 FEET; THENCE SOUTH 89°41'27" EAST 161.38 FEET TO THE WEST RIGHT OF WAY OF MIDLAND DRIVE; THENCE ALONG SAID RIGHT OF WAY SOUTH 46°41'52" WEST 193.01 FEET; THENCE NORTH 89°26'20" WEST 366.53 FEET ALONG AN EXISTING FENCE; THENCE NORTH 132.24 FEET; THENCE SOUTH 89°32'12" EAST 193.16 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS NORTH 00°51'40" EAST 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF A COUNTY ROAD, 22.5 FEET EAST AND 498.9 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 89°28' EAST 487.9 FEET; THENCE NORTH 133.9 FEET; THENCE SOUTH 89°28' WEST 487.9 FEET TO THE EAST LINE OF THE COUNTY ROAD; THENCE SOUTH 133.9 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 17.85 FEET (RECORD 22.5 FEET) EAST AND 664.03 FEET (RECORD 654.9 FEET) SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 155.72 FEET; THENCE NORTH 89°28'00" EAST 874.30 FEET TO THE WESTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE); THENCE ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY LINE OF LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 35°48'31" WEST 9.99 FEET; THENCE (2) SOUTH 44°26'30" WEST 208.74 FEET; THENCE SOUTH 89°28'00" WEST 722.29 FEET TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 00°01'42" CLOCKWISE TO EQUAL UDOT PROJECT NO. S-0108(30)11 HIGHWAY BEARINGS.)

AND AS DEPICTED ON EXHIBIT C ATTACHED THERETO.



NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
- A Title Commitments prepared by First American Title Insurance Company, Salt Lake City, Utah, Commitment No. 14253-6269451, Effective Date: May 22, 2023 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N00°51'40"E along the Section line between the Northwest Corner and the West 1/4 Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation of 4474.75 feet published by the Weber County Surveyor on the West 1/4 Corner of Section 2 Township 5 North, Range 2 West, Salt Lake Base & Meridian.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey monuments found or set shown hereon.
 - Item 2: 3613 South Midland Drive, West Haven, UT 84401. (Per Title Reports).
 - Item 3: Surveyed property lies within Unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49057C0425E, Effective Date: September December 15, 2005.
 - Item 4: Gross land area shown hereon.
 - Item 5: Vertical relief shown hereon. (See Note #4)
 - Item 6(a): Zoning requirements and restrictions per Zoning Verification Letter prepared by West Haven City.
 - Zoning Classification: C-2.
 - Setbacks requirements:
 - Front: 15' feet.
 - Side: None, except 10 feet adjacent to residential zone boundary.
 - Side facing street on corner lot: 15' feet.
 - Rear: None, except 10 feet where building rear on a residential zone.
 - Height and Floor Space:
 - Minimum Height: One story.
 - Maximum Height: 2 1/2 Stories 35 feet.
 - Parking Requirements: Not disclosed.
 - Item 8: Substantial features observed are shown hereon.
 - Item 10: Location of certain division with respect to adjoining properties shown hereon.
 - Item 11(a): Location of existing utilities shown hereon.
 - Item 13: Names of adjoining owners shown hereon.
 - Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed. No proposed changes in street right of way lines.
 - Item 18: All plottable easements included documents provided to or obtained by the surveyor shown hereon.
- Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Warranty Deed, Entry No. 3177349, PG 1-2, Date: 08-19-2021.
 - Warranty Deed, Entry No. 3117830, PG 1-2, Date: 01-14-2021.
 - Personal Representative's Deed, Entry No. 1586711 BK 1968, PG 1607, Date: 11-03-1998.
 - Rawson Subdivision No. 1, recorded as Entry No. 1099878, BK 32, PG 23, Date: 01-24-1990.
 - Boundary Line Agreement, recorded as Entry No. 3262455, PG 1-8, Date: 10-07-22
 - Section Corner Tie Sheet, prepared by the Weber County Surveyor's Office, obtained during the preparation of this survey.
 - UDOT Project No. STP-0079(2)0
 - ARP T5NR2W, December 29, 1999.

LEGEND

—	BOUNDARY LINE
—	SECTION LINE
—	ROW
---	EXIST. EASEMENT LINE
---	EXIST. PROPERTY LINE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. IRRIGATION
---	EXIST. NATURAL GAS
---	EXIST. COMMUNICATIONS
---	EXIST. OVERHEAD POWER
---	EXIST. UNDERGROUND POWER
---	EXIST. FENCE
---	EXIST. IRRIGATION DITCH FLOWLINE
---	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
---	EXIST. EDGE OF ASPHALT
○	SECTION MONUMENT (FOUND)
○	SECTION MONUMENT (NOT FOUND)
○	BOUNDARY MARKER
○	EXIST. SD INLET, MANHOLE & COMBO BOX
○	EXIST. SEWER MANHOLE
○	EXIST. WATER VALVE & WATER METER
○	EXIST. FIRE HYDRANT
○	EXIST. IRRIGATION BOX
○	EXIST. GAS VALVE & GAS METER
○	EXIST. STREET LIGHT
○	EXIST. POWER POLE
○	EXIST. ELECTRICAL BOX
○	EXIST. COMMUNICATIONS BOX



SURVEY NARRATIVE

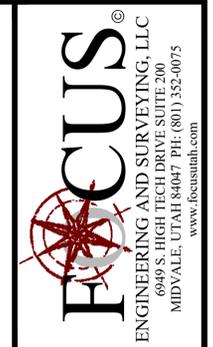
The purpose of this survey is to provide an ALTA/NSPS LAND TITLE SURVEY of the parcel identified by Weber County Tax ID number 08-022-0101 as shown hereon. This survey was carried out using a Trimble GPS System and a TopCon Total Station. The westerly boundary lines of this survey were retraced using the UDOT Project No. STP-0079(2)0. The boundary of said parcels were retraced using the title reports provided by the client commitment No. 14253-6269451 and compared to recorded documentation from official records as shown hereon.

SURVEYOR'S CERTIFICATE

To Olympus Peaks 2, LLC, Olympus Pines Acquisitions, LLC, First American Title Insurance Company, together with their successors and assigns as their interests may appear: 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, 5, 6(a), 8, 10, 11, 13, 16, 17 & 18 of Table A thereof. The fieldwork was completed on February 15, 2023.

Justin Lundberg
Justin Lundberg
Professional Land Surveyor
License No. 12554439

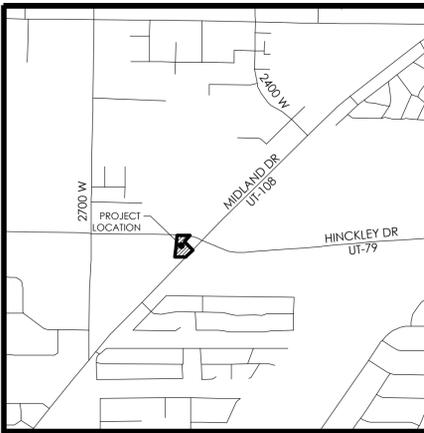
06/13/23
Date



ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE SW 1/4 OF SECTION 2, T5N, R2W, SLB&M
WEST HAVEN CITY, WEBER COUNTY, UTAH
PROPERTY OF: OLYMPUS PEAKS 2, LLC
PREPARED FOR: OLYMPUS PEAKS 2, LLC

REVISION BLOCK	
#	DESCRIPTION
1	DATE: ###/###/###
2	DATE: ###/###/###
3	DATE: ###/###/###
4	DATE: ###/###/###
5	DATE: ###/###/###
6	DATE: ###/###/###

Drawn: MJT Checked: JDL
Scale: 1"=25' Job #: 23-0118
Date: 06/13/2023
Sheet: 1 OF 2



VICINITY MAP
 N.T.S. **SCHEDULE B-II EXCEPTIONS**
(TITLE REPORT 14253-6269451)

- Exceptions #1-10
 Contain no plottable descriptions. Exceptions affect the surveyed property.
- Exceptions #11
 An easement over, across or through the Land for public utilities and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded November 20, 2008 as Entry No. 2376405 of Official Records.
 (The following exception affects the portion of the Land, together with other land not included herein)
Survey Findings: Easement affects the surveyed property as shown hereon.
- Exceptions #12
Survey Findings: This exception has been deleted and will not appear in a final report or policy to be issued.
- Exceptions #13
Survey Findings: This exception has been deleted and will not appear in a final report or policy to be issued.
- Exceptions #14
 Effects of a Boundary Line Agreement by and among Rawson Family Partnership, LLC, a Utah limited liability company, Tou Lee Yang and Pai Yang, husband and wife, and Debra K. Wilde, wherein the parties thereto agree that common lines shall be the boundary between their respective properties, recorded November 22, 2022 as Entry No. 3262455 of Official Records.
 (The following exception affects all of the Land)
Survey findings: Subject property is part of the land described in the exception document.
- Exceptions #15
 The following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Focus Engineering and Surveying, LLC, having been certified under the date of March 22, 2023, as Job No. 22-0143, by Justin Lundberg, a Registered Land Surveyor holding License No. 12554439: Fence Line Discrepancies.
Survey findings: Shown hereon.
- Exceptions #16
 Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2015.
 (The following exception affects a portion of the Land)
Survey Findings: Contains no plottable description.
- Exceptions #17
 Our search of the Public Records finds no outstanding Mortgages affecting the Land.
Survey Findings: Contains no plottable description.
- Exceptions #18
 Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.
 LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.
 The State Construction Registry discloses the following Preliminary Notice(s):
 (None found within last 12 Months)
Survey Findings: Contains no plottable description.
- Exceptions #19
 Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
Survey Findings: Contains no plottable description.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	ROW
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX

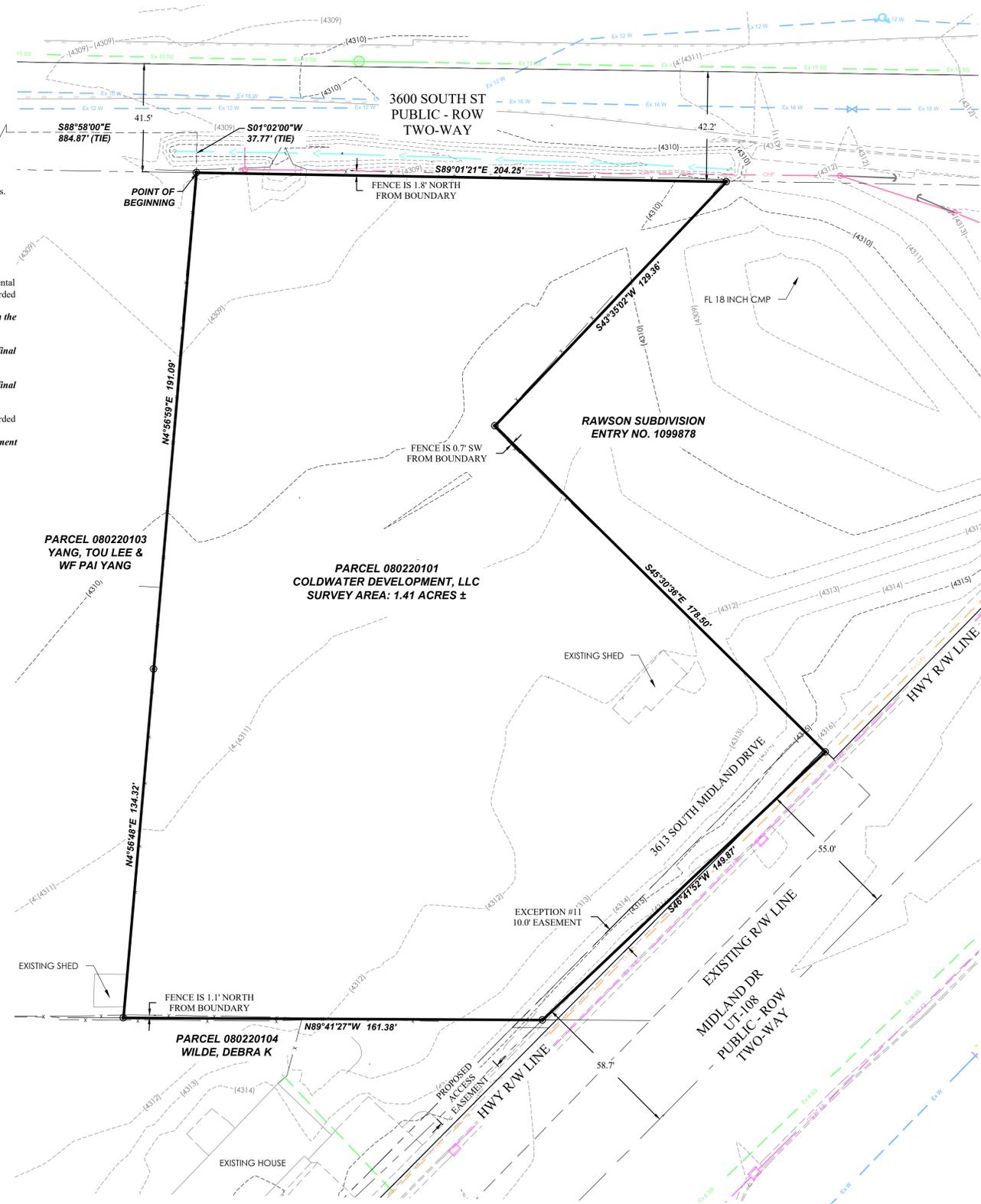
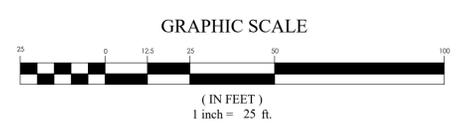
NORTHWEST CORNER OF SECTION 2, T5N, R2W, SLB&M
2.5" RIVET TOP BRASS MONUMENT

WEST 1/4 CORNER OF SECTION 2, T5N, R2W, SLB&M
3" FLAT TOP BRASS MONUMENT

RECORD: 2644.887
 BASIS OF BEARING: N00°51'40"E 2644.85'

ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW 1/4 OF SECTION 2, T5N, R2W, SLB&M
 WEST HAVEN CITY, WEBER COUNTY, UTAH



FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 552-0075
 www.focusutah.com



ALTA/NSPS LAND TITLE SURVEY
 LOCATION: THE SW 1/4 OF SECTION 2, T5N, R2W, SLB&M
 WEST HAVEN CITY, WEBER COUNTY, UTAH
 PROPERTY OF: OLYMPUS PEAKS 2, LLC
 PREPARED FOR: OLYMPUS PEAKS 2, LLC

RECEIVED
 JAN 11 2024
 FILE # 7760

REVISION BLOCK	DATE	DESCRIPTION
1	###/###/###	###
2	###/###/###	###
3	###/###/###	###
4	###/###/###	###
5	###/###/###	###
6	###/###/###	###

Drawn: MJT Checked: JDL
 Scale: 1"=25' Job #: 23-0118
 Date: 06/13/2023
 Sheet:

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