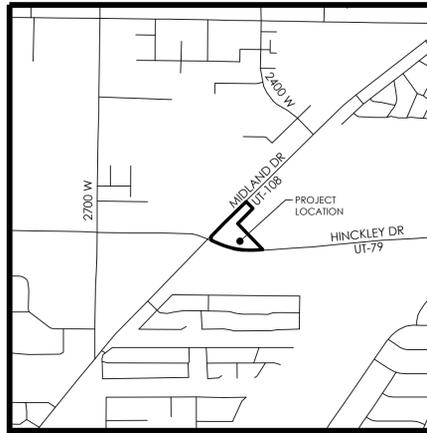
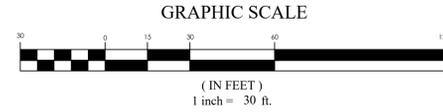




# ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE NW CORNER OF SECTION 2, T5N, R2W, SLB&M  
WEST HAVEN CITY, WEBER COUNTY, UTAH



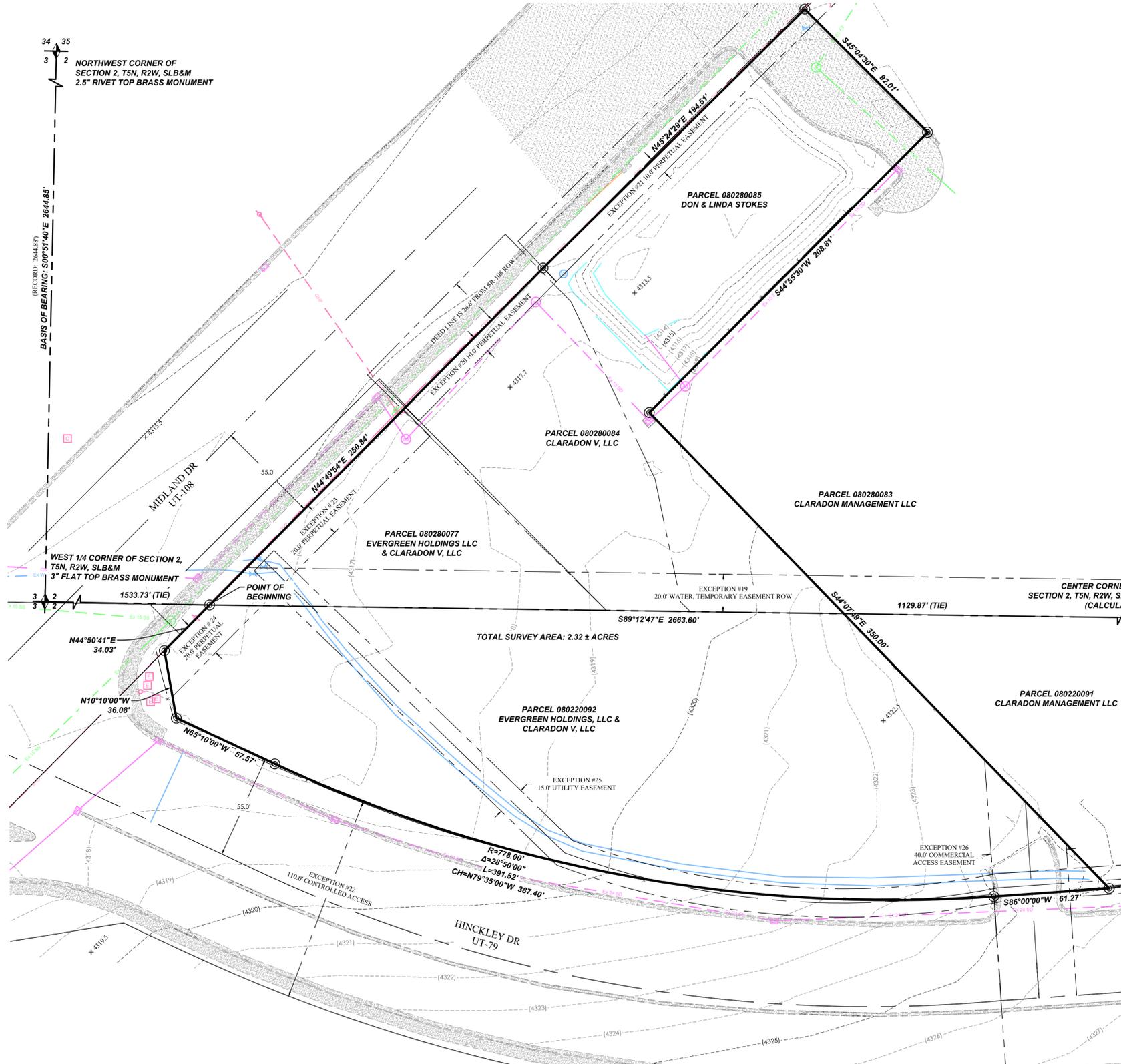
## VICINITY MAP

N.T.S. SCHEDULE B-II EXCEPTIONS

- Exception #1-17  
Contain no plottable descriptions.
- Exception #18  
Petition for the Allotment of Water, Order and Water Contract, recorded October 19, 2010 as Entry No. 2497386.  
Survey findings: The subject property lies within the lands described in exception document.
- Exception #19  
Easement Contract in favor of Taylor-West Weber Water Improvement District to construct, maintain and repair underground pipelines and/or mains for the purpose of conveying culinary water together with the right to excavate and refill ditches and/or trenches and incidental purposes, by instrument dated September 4, 1974 and recorded August 12, 1975, as Entry No. 643675, in Book 1094, at Page 681.  
Survey findings: 20.00' Easement shown hereon.
- Exception #20  
Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs and incidental purposes, by instrument dated September 16, 2008 and recorded October 2, 2008, as Entry No. 2368215.  
Survey findings: 10.00' Easement shown hereon.
- Exception #21  
Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs and incidental purposes, by instrument dated October 20, 2008 and recorded November 6, 2008, as Entry No. 2374148.  
Survey findings: 10.00' Easement shown hereon.
- Exception #22  
Terms and conditions as set forth in that certain Warranty Deed (Controlled Access), recorded December 11, 2008 as Entry No. 2379623.  
Survey findings: Controlled Access shown hereon.
- Exception #23  
Reservations, easement, restrictions and recitals as set forth and described in that certain Quit Claim Deed (Controlled Access), recorded January 8, 2014 as Entry No. 2670894.  
Survey findings: 20.00' Easement shown hereon.
- Exception #24  
Reservations, easement, restrictions and recitals as set forth and described in that certain Quit Claim Deed (Controlled Access), recorded January 8, 2014 as Entry No. 2670895.  
Survey findings: 20.00' Easement shown hereon.
- Exception #25  
Easement in favor of Taylor-West Weber Water Improvement District for the purpose of, but not limited to, installation, construction, operation, repair, removal, replacement, inspection, protection and maintenance of one or more water or storm drain pipelines along with the necessary accessories and appurtenances and incidental purposes, by instrument dated April 28, 2015 and recorded April 28, 2015, as Entry No. 2732952.  
Survey findings: 15.00' Easement shown hereon.
- Exception #26  
Grant of Access (Controlled Access) in favor of Evergreen Holding, LLC, as to an undivided 50% interest and Claradon V, LLC, as to an undivided 50% interest for the right of access to the nearest roadway of highway State Route 79 known as Project No. STP-0079(2)0, over and across the Southerly right of way and limited-access line, for one 40 foot commercial access opening centering at a point directly opposite Highway Engineer Station 106+07.71 and incidental purposes, by instrument dated October 30, 2020 and recorded November 17, 2020, as Entry No. 3101969.  
Survey findings: 40.00' Easement shown hereon.
- Exception #27-28  
Contain no plottable descriptions.

### LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	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



- ### NOTES
- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcels 08-028-0077, 08-028-0084, 08-028-0085 & 08-022-0092, described and shown hereon.
  - A Title Commitment prepared by Cottonwood Title, Salt Lake City, Utah, File No. 158934-KAP, Effective Date: April 29, 2022, 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 4 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been related 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 4301.00 feet derived by GPS static observation on the 3-inch brass cap monument marking the West 1/4 Corner of Section 2, Township 4 North, Range 2 West, Salt Lake Base & Meridian and post-processed using NOAA's Online Positioning User Service (OPUS).
  - #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 to be set shown hereon.
    - Item 2: Not specify in provided documents.
    - Item 3: Surveyed property lies within Flood Zone X according to FEMA (Federal Emergency Management Agency (FIRM) (Flood Insurance Rate Map) Map # 49057C0425E, Map Revision Date: 12/15/2005
    - Item 4: Gross land area shown hereon.
    - Item 5: Vertical relief shown hereon. (See Note #4)
    - Item 6: Substantial features observed are shown hereon.
    - Item 7(a): Observed existing utilities, as well as those utilities disclosed on plans requested by utility providers and plans prepared by this office shown hereon (See Note #8)
    - Item 8: Names of adjoining owners shown hereon.
    - Item 9: No evidence of recent earth moving work, building construction, or building additions were observed.
    - Item 10: No evidence of the recent street or sidewalk construction or repairs were observed.
    - Item 11: 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 group.
    - The following documents were reviewed and/or utilized in the preparation of this Survey:
      - Deeds:
        - Warranty Deed Entry No. 2529839, recorded June 7, 2011.
        - Quit Claim Deed Entry No. 1997733, recorded December 10, 2003.
        - Quit Claim Deed Entry No. 2670895, recorded January 8, 2014.
      - The following filed Surveys per Utah County Recorder:
        - UDOT Project No. STP-0079(2)0
        - ARP TSNR2W, December 29, 1999.
        - Roger Rawson Property prepared by Great Basin Engineering North, May 30, 2000.
        - Clara Stokes Property prepared by Reeve & Reeve Incorporated, April 24, 1998.
        - Claradon Village Apartments Phase II prepared by McNeil Engineering, February 21, 2018.

### SURVEY NARRATIVE

The purpose of this survey is to provide a Boundary and Topography Survey of the parcels identified by Salt Lake County Tax ID number 08-028-0077, 08-028-0084, 08-028-0085 and 08-022-0092 as shown hereon.

This survey was carried out using a Trimble GPS System and a TopCon Total Station. The Southerly and Westerly boundary lines of this survey were retraced using the UDOT Project No. STP-0079(2)0. The Northerly and Easterly boundary lines were retraced using Claradon Village Apartments Phase II survey and compared to recorded documentation from official records as shown hereon.

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JAN 11 2024  
FILE # 7761

### SURVEYOR'S CERTIFICATE

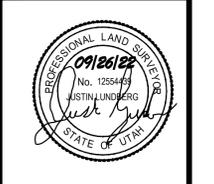
To COLD WATER CAPITAL, LLC; COTTONWOOD TITLE; STEWART TITLE GUARANTY COMPANY:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11, 13, 16, 17 & 18 of Table A thereof. The fieldwork was completed on June 7, 2022.

Justin Lundborg  
Professional Land Surveyor  
License No. 12554439

09/26/22  
Date

## FOCUS

ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



## ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE NW CORNER OF SECTION 2, T5N, R2W, SLB&M  
WEST HAVEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: COLD WATER CAPITAL  
PREPARED FOR: BRYON PRINCE

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

Drawn: MJT Checked: JDL  
Scale: 1"=30' Job #: 22-0143  
Date: 06/07/2022  
Sheet: 2 OF 2