

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

MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS
(Effective February 23, 2021)

TABLE A OF THE ALTA STANDARDS

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

- 1. Monuments placed (or reference monument or witness to the corner) at all major corners of the boundary of the property...
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor...
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...
4. Gross Land area (and other areas if specified by the client)...
5. Not requested...
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 plot or map and identify the date and source of the report or letter...
7. (a) Exterior dimensions of all buildings at ground level...
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)...
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...
10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties...
11. Not requested...
12. Not requested...
13. Names of adjoining owners according to current tax records...
14. Not requested...
15. 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 of/site (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor...
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 herein...
2. The basis of bearing is as described in the as surveyed description...
3. This survey is a continuation of several surveys that I did for the original Riverwalk project...
4. The boundary of the original plat, Plat book 87 page 29, have been staked as noted herein...
5. A portion of the south boundary is established by the north boundary of the Wilson Lane Business Park Subdivision (Plat book 63 & 46)...
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...
7. The south 55.79 feet of the east boundary of the property has been established by a Boundary Line Agreement (BLA) recorded E#2834892...
8. The remaining northerly portion of the east boundary was established by a rebar and cap which was called for in deed E#2669734...
9. The North line of the property is established by two documents...
10. The west boundary is held to be the Mountain West survey line documented on said ROS #483...
11. The south boundary is held to be the Mountain West survey line documented on said ROS #483...
12. The east boundary is held to be the Mountain West survey line documented on said ROS #483...
13. The north boundary is held to be the Mountain West survey line documented on said ROS #483...

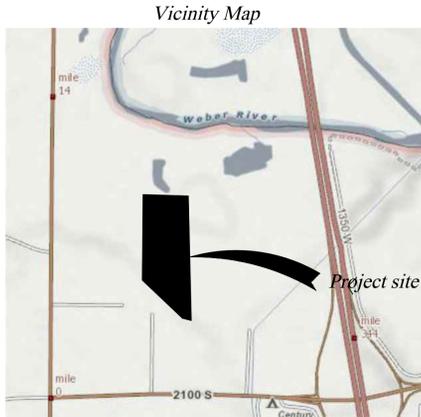
SCHEDULE B - PART II, Exceptions

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, interests, 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, thereof...
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records...
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...
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...
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof...
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...
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...
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...
9. Taxes for the second half of 2023 and subsequent years, a lien not yet due and payable...
10. Intentionally omitted...
11. Intentionally omitted...
12. Intentionally omitted...
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...
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...
15. Intentionally omitted...
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...
17. MASTER DEVELOPMENT AGREEMENT between the City of West Haven, Utah and Riverwalk, LLC, dated March 6, 2019 and recorded March 25, 2019 as Entry No. 2971288 in the office of the Weber County Recorder...
18. ADDRESS CHANGE AFFIDAVIT recorded July 13, 2020 as Entry No. 3067992 affecting Units 48-59...
19. ADDRESS CHANGE AFFIDAVIT recorded October 27, 2020 as Entry No. 3096296 affecting Unit 36...
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...
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...
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.

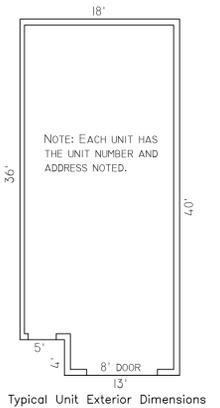
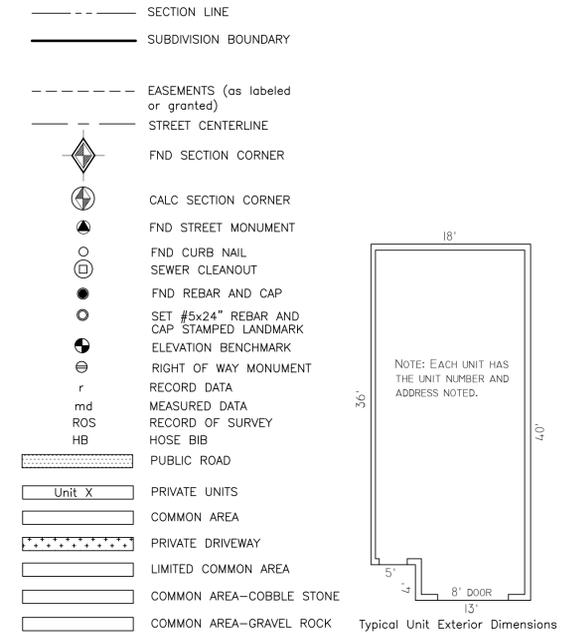
24. Affects Units 36-110 DEED OF TRUST Dated: November 29, 2022 Amount: \$14,272,000.00 Trustor: Samandi LLC Trustee: Rudd & Hawkes Title Insurance Agency, LLC Beneficiary: M&T Realty Capital Corporation Recorded: November 30, 2022 Entry No.: 3265195 Assignment of above Deed of Trust to FANNIE MAE recorded recorded November 30, 2022 as Entry No: 3265196 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. SURVEY RESPONSE: None.



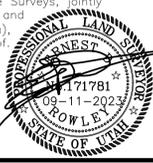
COMMITMENT DESCRIPTIONS
Rudd & Hawkes Title Insurance Agency LLC
75 Towne Ridge Parkway, Ste. 125
Sandy, UT 84070
801-676-5337
ALTA Universal ID:
Loan ID Number:
Commitment Number: TH23-016
Issuing Office File Number: TH23-016
Commitment Date: 05/15/2023 at 8:00 am
EXHIBIT A
Property Description
Parcel A:
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, 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 May 14, 2021, as Entry No. 3153026.
Tax Serial No's: 15-713-0001 thru 15-713-0035, 15-713-0113 & 15-713-0114
Parcel B:
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 NO. 3153026.
Tax ID's: 15-713-0036 thru 15-713-0110

General Legend



SURVEYOR'S CERTIFICATE

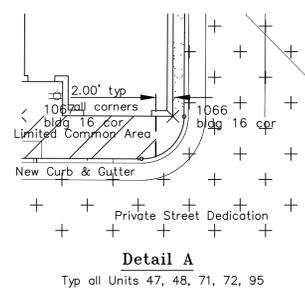
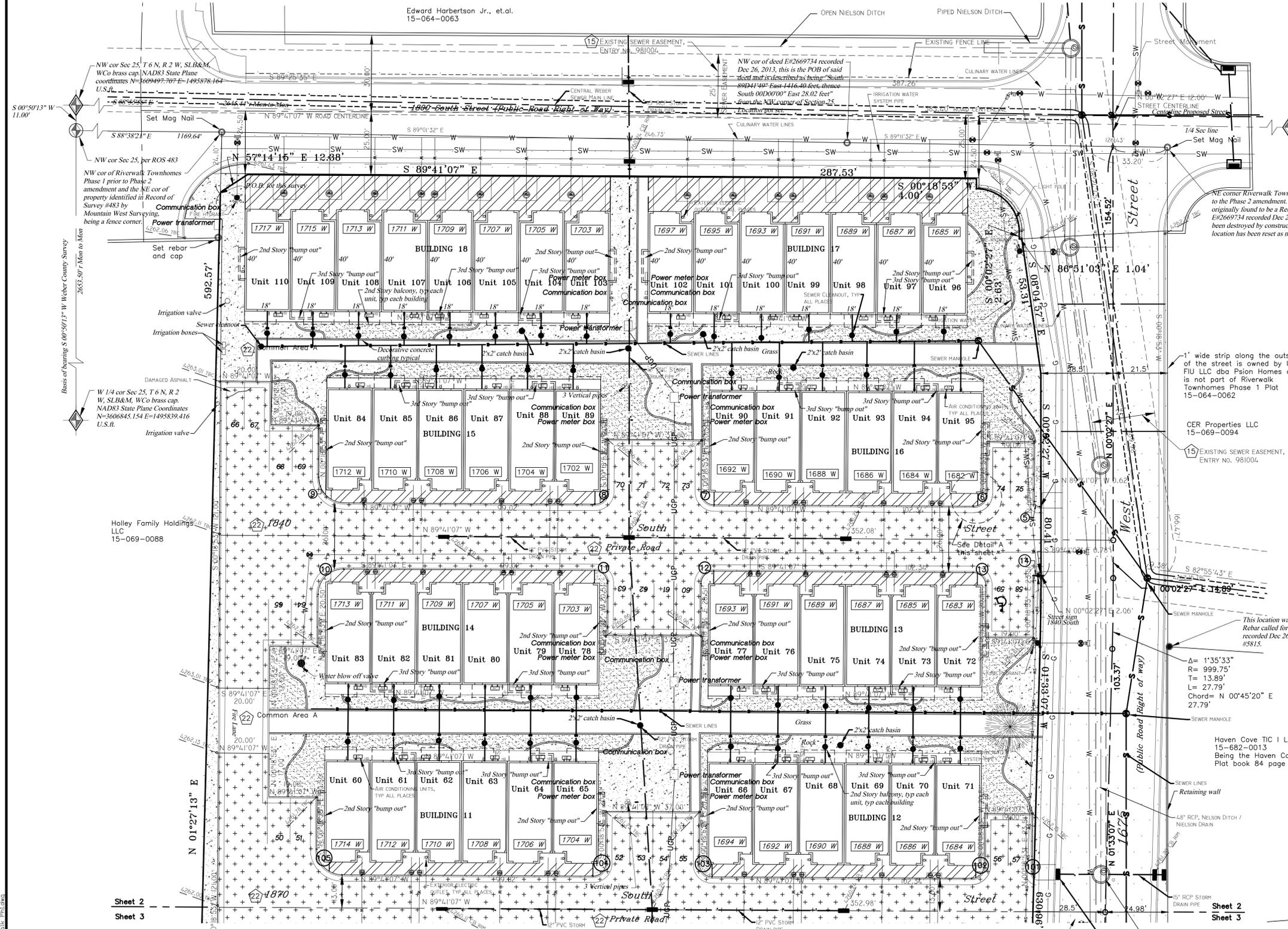
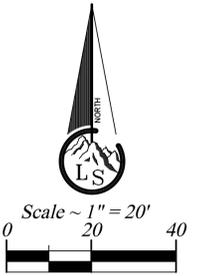
The undersigned, being a registered surveyor of the State of Utah certifies to
(i) M&T Realty Capital Corporation, a Maryland corporation,
(ii) Fannie Mae, their successors and assigns,
(iii) Riverwalk TH I ICG LLC, a Washington limited liability company,
(iv) Riverwalk TH II ICG LLC, a Washington limited liability company,
(v) WFC 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 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10, 13, 16, and 18, of Table A thereof. The fieldwork was completed on July 27, 2023.
Dated: This 11th day of September 2023.
Registration (License) Number: 171781-2201
Name of Surveyor: Ernest D. Rowley, PLS, CFedS



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3 West Haven, UT 84001 801-731-4075
Weber County Surveyor
Riverwalk Townhomes Phase 1-A and 1-B/C 1 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
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional 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.

# 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: April-June 2019



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Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Surveyor	
<b>Riverwalk Townhomes</b> Phase 1-A and 1-B/C			2 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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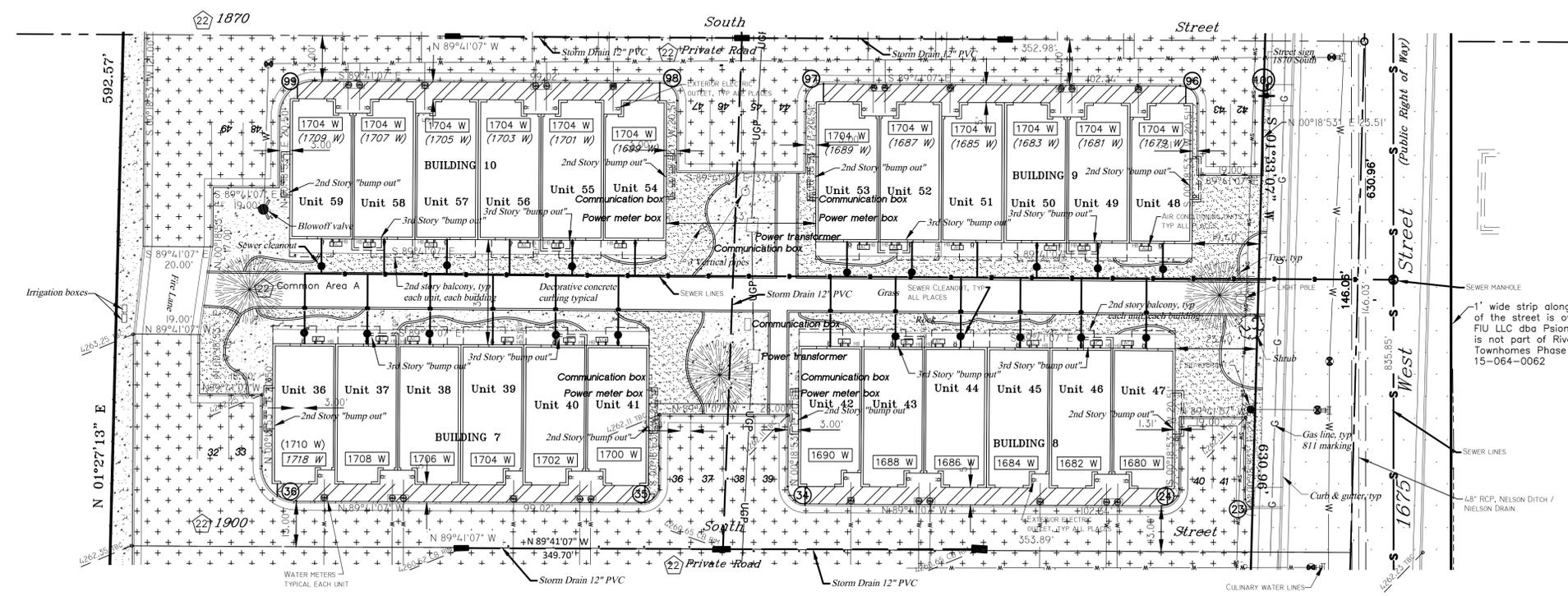
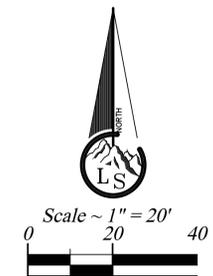
3918 Pison Homes Riverwalk, Phil Oak

# RIVERWALK TOWNHOMES No.1

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

### General Legend

- SECTION LINE
- SUBDIVISION BOUNDARY
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC SECTION CORNER
- FND CURB NAIL
- FND REBAR AND CAP
- ⊙ SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊕ ELEVATION BENCHMARK
- ⊕ RIGHT OF WAY MONUMENT
- r RECORD DATA
- md MEASURED DATA
- ROAD/STREET DEDICATION
- Unit X PRIVATE UNITS
- COMMON AREA
- PRIVATE DRIVEWAY DEDICATION
- LIMITED COMMON AREA



1' wide strip along the outside of the street is owned by UA FIU LLC dba Psion Homes and is not part of Riverwalk Townhomes Phase 1 Plat 15-064-0062

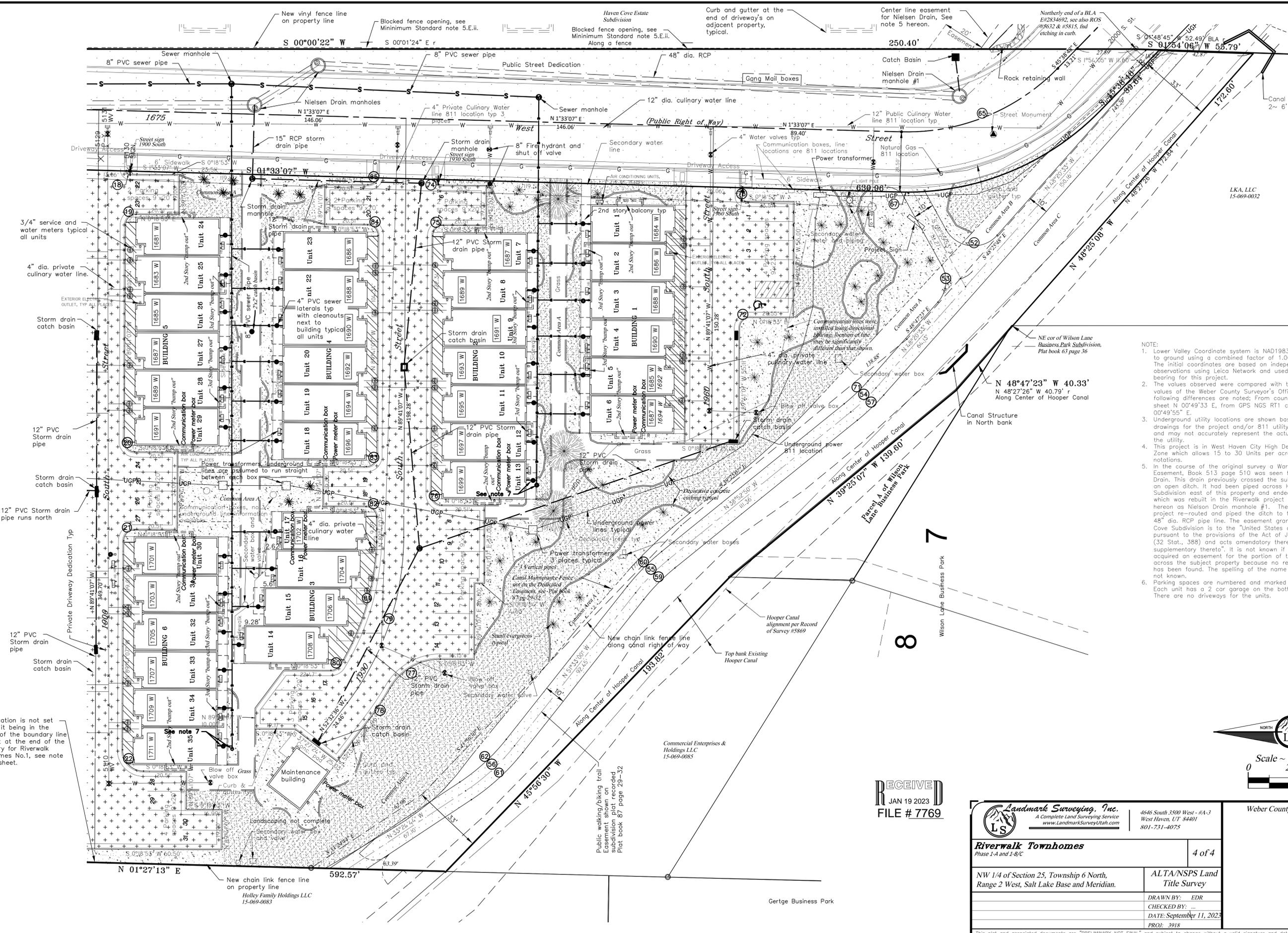
Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
23	90°00'00"	2.000'	2.00'	3.14'	S 44°41'07" E 2.83'
24	90°00'00"	5.000'	5.00'	7.85'	N 45°18'53" E 7.07'
34	90°00'00"	5.000'	5.00'	7.85'	S 44°41'07" E 7.07'
35	90°00'00"	5.000'	5.00'	7.85'	N 45°18'53" E 7.07'
36	90°06'30"	10.003'	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'

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3918 Psion Homes Riverwalk, Ph1.dwg

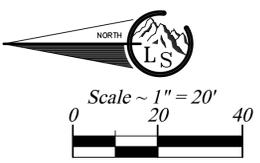
Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Surveyor
Riverwalk Townhomes Phase 1-A and 1-B/C		3 of 4	
NW 1/4 of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		ALTA/NSPS Land Title Survey	
Revisions		DRAWN BY: EDR CHECKED BY: ... DATE: September 11, 2023 PROJ: 3918	
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Project Name: 3918 Palom Homes Riverwalk\_LALTA combined allowed Save Date: September 11, 2023 12:05 PM Sheet: ###



This location is not set due to it being in the middle of the boundary line and not at the end of the boundary for Riverwalk Townhomes No.1, see note 6 this sheet.

- NOTE:
1. Lower Valley Coordinate system is NAD1983 U.S. ft expanded to ground using a combined factor of 1.002520877833. The initial coordinates are based on independent GPS observations using Leica Network and used as the basis of bearing for this project.
  2. The values observed were compared with the published values of the Weber County Surveyor's Office and the following differences are noted: From county record bearing sheet N 00°49'33" E, from GPS NGS RT1 coordinates; N 00°49'55" E.
  3. Underground utility locations are shown based on design drawings for the project and/or 811 utility locator services and may not accurately represent the actual location of the utility.
  4. This project is in West Haven City High Density Mixed-use Zone which allows 15 to 30 Units per acre, see table A notations.
  5. In the course of the original survey a Warranty Deed of Easement, Book 513 page 510 was seen for the Nielsen Drain. This drain previously crossed the subject property in an open ditch. It had been piped across Haven Cove Subdivision east of this property and ended at a structure which was rebuilt in the Riverwalk project and is noted herein as Nielsen Drain manhole #1. The Riverwalk project re-routed and piped the ditch to the north in a 48" dia. RCP pipe line. The easement grant over Haven Cove Subdivision 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 subject property because no recorded document has been found. The spelling of the name of the ditch is not known.
  6. Parking spaces are numbered and marked as shown. Each unit has a 2 car garage on the bottom floor level. There are no driveways for the units.



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<b>Riverwalk Townhomes</b> Phase 1-A and 1-B/C		4 of 4
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