

ALTA/NSPS LAND TITLE SURVEY

2405 W. HINCKLEY DR., WEST HAVEN, UT

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEST HAVEN CITY, WEBER COUNTY, UTAH

JULY, 2024

DESCRIPTION FROM TITLE REPORT

ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. AND PREPARED BY STEWART TITLE GUARANTY COMPANY; FILE NO. 177578-KAP, VERSION 4, DATED JUNE 6, 2024:

BUILDINGS A, B, AND C, WINGSPAN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, RECORDED APRIL 15, 2024 AS ENTRY NO. 3321708 IN BOOK 97 OF PLATS AT PAGES 42-43.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE AND ENJOY THE COMMON AREAS AS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WINGSPAN SUBDIVISION RECORDED _____ AS ENTRY NO. _____ IN THE OFFICE OF THE WEBER COUNTY RECORDER.

(BEING INTENDED TO BE THE SAME PREMISES DESCRIBED IN TITLE COMMITMENT NO. 177578-KAP, ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED JUNE 6, 2024.)

EXCEPTIONS TO COVERAGE

ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. AND PREPARED BY STEWART TITLE GUARANTY COMPANY; FILE NO. 177578-KAP, VERSION 4, SCHEDULE B, PART II - EXCEPTIONS, DATED JUNE 6, 2024:

EXCEPTIONS #1-14, AND 22-26 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

15. RESERVATIONS AND RECITALS AS SET FORTH AND CONTAINED IN THAT CERTAIN PATENT RECORDED OCTOBER 8, 1888 IN BOOK Y AT PAGE 70. (SURVEYOR'S NOTE: NO SPECIFIC RESERVATIONS OR RECITALS CLEARLY IDENTIFIABLE IN DOCUMENT)

16. RESERVATIONS AND RECITALS AS SET FORTH AND CONTAINED IN THAT CERTAIN PATENT RECORDED MAY 8, 1889 IN BOOK 1 AT PAGE 105. (SURVEYOR'S NOTE: NO SPECIFIC RESERVATIONS OR RECITALS CLEARLY IDENTIFIABLE IN DOCUMENT)

17. EASEMENT AGREEMENT BY AND BETWEEN WEST HAVEN SPECIAL SERVICE DISTRICT, ITS ASSIGNS AND DOROTHY D. BROWN TRUSTEE TO SURVEY, CLEAR AND EXCAVATE FOR, LAY, CONSTRUCT, OPERATE, INSPECT, MAINTAIN, PROTECT, REPAIR, REPLACE OR REMOVE WATER UTILITY PIPELINE (WATER) AND APPURTENANCES ONLY FOR THE TRANSPORTATION OF CULINARY WATER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JUNE 15, 2006 AND RECORDED JULY 10, 2006, AS ENTRY NO. 2192450. (SURVEYOR'S NOTE: EASEMENT RUNS NORTH-SOUTH THROUGH MIDDLE OF SUBJECT PARCEL)

18. 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 AS CONTAINED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION, RECORDED NOVEMBER 29, 2011 AS ENTRY NO. 2551912. (SURVEYOR'S NOTE: AFFECTS THE NORTHERLY LINE OF SUBJECT PARCEL ADJACENT TO STATE HIGHWAY.)

19. FUTURE CROSS ACCESS EASEMENT BY AND BETWEEN UTAH DEPARTMENT OF TRANSPORTATION AND PRECISE INVESTMENTS, LLC, DATED OCTOBER 20, 2021 AND RECORDED OCTOBER 21, 2021 AS ENTRY NO. 3192020. (SURVEYOR'S NOTE: ALLOWS CROSS ACCESS BETWEEN SUBJECT PARCEL AND ADJACENT PARCEL TO WEST.)

20. FUTURE CROSS ACCESS EASEMENT BY AND BETWEEN UTAH DEPARTMENT OF TRANSPORTATION AND PRECISE INVESTMENTS, LLC, DATED OCTOBER 20, 2021 AND RECORDED OCTOBER 21, 2021 AS ENTRY NO. 3192021. (SURVEYOR'S NOTE: ALLOWS CROSS ACCESS BETWEEN SUBJECT PARCEL AND ADJACENT PARCEL TO WEST.)

21. PUBLIC UTILITY EASEMENT DEDICATION BY 515 INVESTMENT GROUP, LLC FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED APRIL 14, 2022 AND RECORDED APRIL 14, 2022, AS ENTRY NO. 3230148. (SURVEYOR'S NOTE: BLANKET IN NATURE, AFFECTS ALL SUBJECT PARCEL)

27. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR WINGSPAN SUBDIVISION, RECORDED APRIL 15, 2024 AS ENTRY NO. 3321708 IN BOOK 97 OF PLATS AT PAGE 42. (SURVEYOR'S NOTE: FOUR (4) PRIVATE DRAINAGE EASEMENTS IN VARIOUS LOCATIONS ON SUBJECT PARCEL)

28. THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN PRELIMINARY SURVEY PREPARED BY REEVE AND ASSOCIATES, INC., DATED MAY 3, 2024, LAST REVISED _____, AS PROJECT NO. 6645-03, BY TREVOR J. HATCH, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 9031945:
a. EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, CATCH BASIN(S), GAS METER(S), FIRE HYDRANT(S), FIRE LINE(S), IRRIGATION CONTROL VALVE(S), LIGHT POLE(S), POWER METER(S), STORM DRAIN MANHOLE(S), STORM DRAIN LINE(S), SEWER MANHOLE(S), SANITARY SEWER LINE(S), TELECOM BOX(ES), TRANSFORMER(S), WATER METER(S), WATER MANHOLE(S), WATER VALVE(S), WATER LINE(S) LOCATED ON AND ACROSS THE LAND WITHOUT RECORDED EASEMENTS
b. EXISTING FENCES NOT COINCIDENT WITH PROPERTY LINES
(SURVEYOR'S NOTE: EXISTING UTILITIES SHOWN ON SURVEY; EXISTING FENCE LINES SHOWN ON SURVEY)

29. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WINGSPAN SUBDIVISION RECORDED _____ AS ENTRY NO. _____ IN BOOK _____ AT PAGE BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (SURVEYOR'S NOTE: NO DOCUMENT PROVIDED)

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED). ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEST HAVEN CITY, MAP NO. 49057C0425F MAP 490249 PANEL 0425, EFFECTIVE DATE NOVEMBER 30, 2023. ZONE X (UNSHADED) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD."

NOTES

THERE ARE 118 REGULAR MARKED PARKING STALLS, 8 ADA ACCESSIBLE PARKING STALLS, AND 77 COVERED PARKING STALLS OBSERVED ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, 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. (SEE TABLE A, ITEM 11)

THE INTERSECTION OF HINKLEY DRIVE AND MIDLAND DRIVE IS 1250 FEET, MORE OR LESS, FROM THE CURRENT ACCESS OF THE PROJECT, AND 398 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY. (SEE TABLE A, ITEM 14)

THERE IS EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION OBSERVED TO THE EAST AND SOUTH OF EXISTING STRUCTURES AND PARKING ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 16)

THERE IS EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION AND REPAIRS OBSERVED TO THE EAST AND SOUTH OF EXISTING STRUCTURES IN THE PROCESS OF CONDUCTING THIS SURVEY. THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY IN THE PROCESS OF CONDUCTING THIS SURVEY (SEE TABLE A, ITEM 17).

THE BOUNDARY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, OR OVERLAPS.

THE SUBJECT PROPERTY HAS ACCESS TO HINCKLEY DRIVE (SR-79) VIA PRIVATE STREET TO APPROACH EAST OF BUILDING "A", AND TO MIDLAND DRIVE (SR-108) VIA PRIVATE STREET TO A FUTURE CROSS ACCESS EASEMENT THROUGH THE PROPERTY TO THE WEST.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY EILEEN SADLER OF BONNEVILLE REAL ESTATE CAPITAL FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND WEST QUARTER CORNERS OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 00°51'40" EAST BETWEEN SAID NORTHWEST AND WEST QUARTER CORNERS OF SECTION 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THE BOUNDARY WAS ESTABLISHED BY RETRACING WINGSPAN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, RECORDED APRIL 15, 2024 AS ENTRY NO. 3321708 IN BOOK 97 OF PLATS AT PAGE 42.

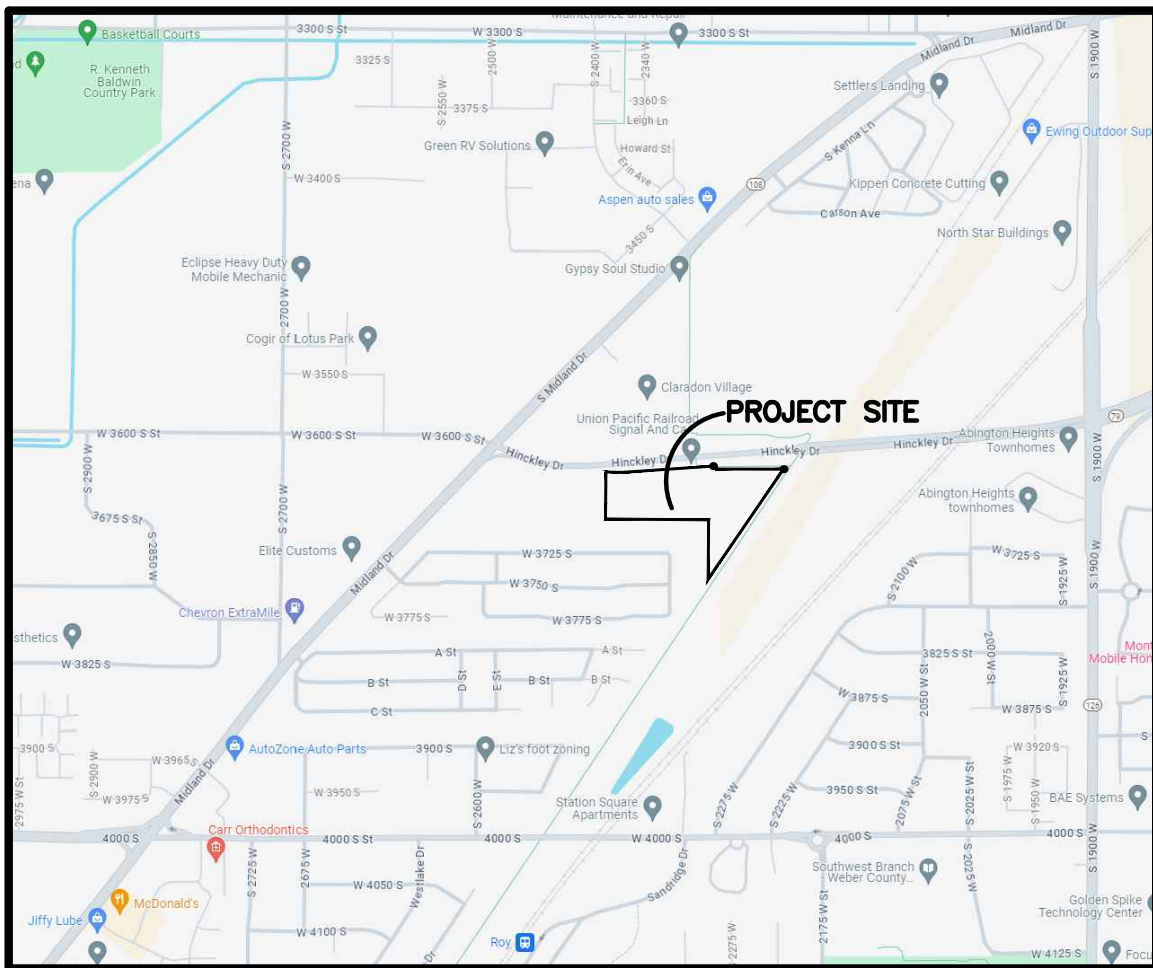
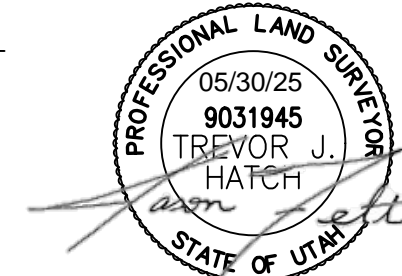
PROPERTY CORNERS NOT FOUND ARE SET WITH A ¾" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO: COTTONWOOD TITLE INSURANCE AGENCY, INC.; STEWART TITLE GUARANTY COMPANY; 515 INVESTMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY; VOYA INVESTMENT MANAGEMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR; VOYA INVESTMENT MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS THE ADMINISTRATIVE AGENT (TOGETHER WITH ITS SUCCESSORS AND ASSIGNS IN SUCH CAPACITY) FOR THE FOLLOWING LENDERS: (i) GLOBE LIFE AND ACCIDENT INSURANCE COMPANY, (ii)VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY, (iii) PINNACOL ASSURANCE, (iv) MEDAMERICA INSURANCE COMPANY OF NEW YORK, (v) THE INDEPENDENT ORDER OF FORESTERS, (vi) IBM PERSONAL PENSION PLAN TRUST, (vii) RAYTHEON TECHNOLOGIES CORPORATION MASTER RETIREMENT TRUST, (viii) EXELON CORPORATION PENSION MASTER RETIREMENT TRUST, AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA (ASSURANT), (x) SELECTIVE WAY INSURANCE COMPANY, AND (xi) ANY OTHER LENDER WHO BECOMES A "LENDER" IN CONNECTION WITH THE MORTGAGE ASSIGNED HEREUNDER, TOGETHER WITH THE RESPECTIVE SUCCESSORS AND ASSIGNS OF THE LENDERS DESCRIBED IN THE FOREGOING CLAUSES (i) THROUGH (X) INCLUSIVE

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), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 5-14-2024
DATE OF SURVEY: 6-27-2024
DATE SIGNED:
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



VICINITY MAP
NOT TO SCALE

ZONING INFORMATION

PER ZONING ANALYSIS REPORT PREPARED BY DRACO INTERNATIONAL, PROJECT NO. 20245020-01, FINAL REPORT, DATED JULY 2, 2024:

NUMBER OF UNITS: PROPOSED: 96
CURRENT USE: MULTI-FAMILY
ZONING CLASSIFICATION: R-3 RESIDENTIAL
ZONING CODE: ZONING ORDINANCE OF WEST HAVEN, UTAH, 157.083

THERE ARE NO OUTSTANDING ZONING CODE VIOLATIONS OF RECORD THAT APPLY TO THE PROPERTY.

THERE ARE NO OUTSTANDING CODE ENFORCEMENT VIOLATIONS OF RECORD THAT APPLY TO THE PROPERTY.

THERE ARE NO OUTSTANDING FIRE CODE VIOLATIONS OF RECORD THAT APPLY TO THE PROPERTY.

| | JURISDICTION REQUIREMENTS | EXISTING CONDITIONS |
|-----------------|---|--|
| LOT WIDTH | 60 FEET | 897.64 TOTAL FEET ON HINCKLEY DRIVE |
| LOT DEPTH | NO REQUIREMENTS | 394.22 TOTAL FEET |
| BUILDING HEIGHT | 35 FEET WHEN ABUTTING R 2.5, R4, OR MU WITH SF USE; OTHERWISE 60 FEET | 4 STORIES / 56.5 FEET |
| FRONT SETBACK | BUILDINGS <35 FEET OR LESS: 15 FEET; BUILDINGS >35 FEET: 25' TO R.O.W. | NORTH: APPROX. 25 FEET |
| SIDE SETBACK | BUILDINGS <35 FEET: 30 FEET TO A1, A2, R1 & R2, OTHERWISE 20 FEET | WEST: APPROX. 82 FEET |
| SIDE SETBACK | BUILDINGS <35 FEET ALL INTERIOR LINES: 50 FEET TO A1, A2, R1, & R2; 30 FEET TO R2.5, R4, OR MU LOT WITH SF USE | EAST: APPROX. 480 FEET |
| REAR SETBACK | BUILDINGS <35 FEET; 15 FEET, 30 FEET WHEN ABUTTING A1, A2, R1, & R2 | SOUTH: APPROX. 168 FEET |
| PARKING | STUDIO/1 BR: 1/DU 2+ BR: 2/DU GUEST: 1/10 DU (10% DUs) (16) 1 BR*1=16 (48) 2 BR*2=96 (32) 3 BR*2=64 ----- 0.1*96=10 TOTAL REQUIRED: 186 | 203 TOTAL SPACES INCLUDING 118 REGULAR SPACES, 8 ADA SPACES, AND 77 COVERED SPACES |
| ADA SPACES | OF WHICH 6 MUST BE ADA | 8 ADA SPACES |

NOTE: NO ZONING VIOLATIONS HAVE BEEN IDENTIFIED DURING THE COURSE OF THIS SURVEY.

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Reeve & Associates, Inc.
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TEL: (801) 621-3100 FAX: (801) 621-2666 www.ree.co
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING
TRAFFIC ENGINEERING • SURVEYING • ENVIRONMENTAL



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |
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ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTH HALF OF SEC. 2, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

515 INVESTMENT GROUP, LLC
2405 W. HINCKLEY DR., WEST HAVEN, UT

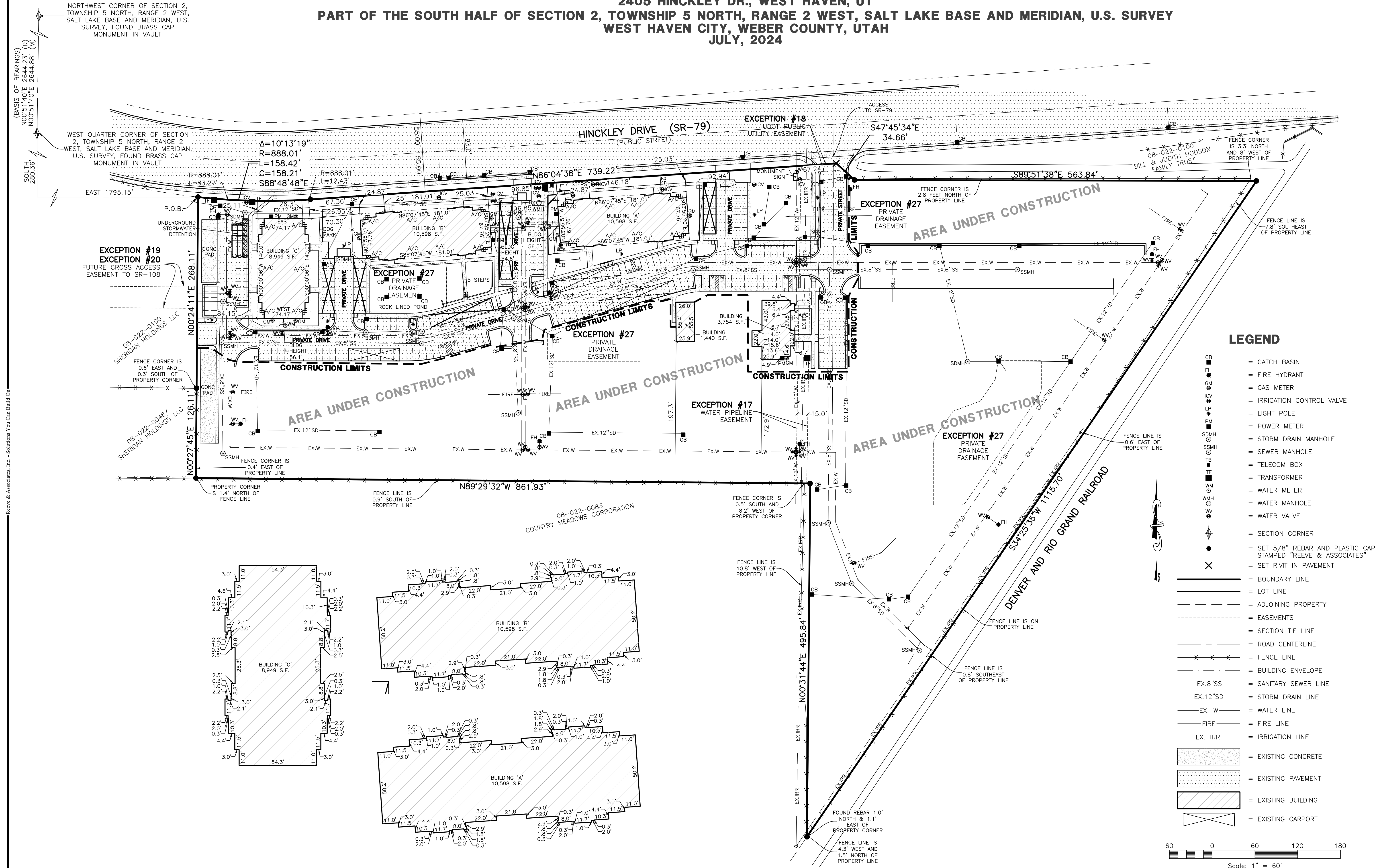
Project Info.
Surveyor: T. HATCH
Designer: J. FELT
Begin Date: 5/3/2024
Name: WINGSPAN APTS.
ALTA/NSPS SURVEY
Scale: 1"=60'
Checked: _____
Number: 6645-03

Sheet 1 of 2
2 Sheets

ALTA/NSPS LAND TITLE SURVEY

2405 HINCKLEY DR., WEST HAVEN, UT

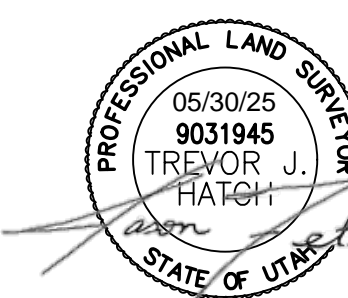
PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
JULY, 2024



LEGEND

- CB = CATCH BASIN
- FH = FIRE HYDRANT
- GM = GAS METER
- ICV = IRRIGATION CONTROL VALVE
- LP = LIGHT POLE
- PM = POWER METER
- SDMH = STORM DRAIN MANHOLE
- SMH = SEWER MANHOLE
- TB = TELECOM BOX
- TR = TRANSFORMER
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- SC = SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SET RIVET IN PAVEMENT
- BL = BOUNDARY LINE
- LOT = LOT LINE
- ADJ = ADJOINING PROPERTY
- EAS = EASEMENTS
- STL = SECTION TIE LINE
- RCL = ROAD CENTERLINE
- FL = FENCE LINE
- BLD = BUILDING ENVELOPE
- EX.8"SS = SANITARY SEWER LINE
- EX.12"SD = STORM DRAIN LINE
- EX. W = WATER LINE
- FIRE = FIRE LINE
- EX. IRR = IRRIGATION LINE
- EXC = EXISTING CONCRETE
- EXP = EXISTING PAVEMENT
- EXB = EXISTING BUILDING
- EXCPT = EXISTING CARPORT

60 0 60 120 180
Scale: 1" = 60'



Reeve & Associates, Inc.
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REVISIONS
DATE DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTH HALF OF SEC. 2, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

515 INVESTMENT GROUP, LLC
2405 W. HINCKLEY DR., WEST HAVEN, UT

Project Info.

Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 6/27/24
Name: WINGSPAN APTS.
ALTA/NSPS SURVEY
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Sheet 2
2 Sheets