

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST (SOUTH 89°34' EAST) 394.00 FEET ALONG THE QUARTER QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; RUNNING THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH (NORTH 0°22' EAST) 169.00 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT WHICH IS WEST 666 FEET FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE NORTH (NORTH 0°22' EAST) 324.73 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION TO A POINT WHICH IS 136.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 4900 SOUTH STREET; THENCE WEST (NORTH 89°31' WEST) 132.00 FEET PARALLEL TO SAID SOUTH LINE OF STREET; THENCE SOUTH (SOUTH 0°22' WEST) 133.85 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST (NORTH 89°34' WEST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF THE QUARTER QUARTER SECTION; THENCE SOUTH (SOUTH 0°22' WEST) 360.00 FEET PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER SECTION TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF, LYING WITHIN THE RIGHT-OF-WAY OF 5000 SOUTH STREET.

PARCEL 1A:

BENEFITS, EASEMENTS AND RIGHTS OF WAY GRANTED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 28, 1972 AS ENTRY NO. 579473 IN BOOK 1005 AT PAGE 536, AMENDMENT RECORDED APRIL 23, 1974 AS ENTRY NO. 613829 IN BOOK 1051 AT PAGE 581 AND RE-RECORDED APRIL 29, 1974 AS ENTRY NO. 614221 IN BOOK 1052 AT PAGE 202 OF OFFICIAL RECORDS.

NARRATIVE

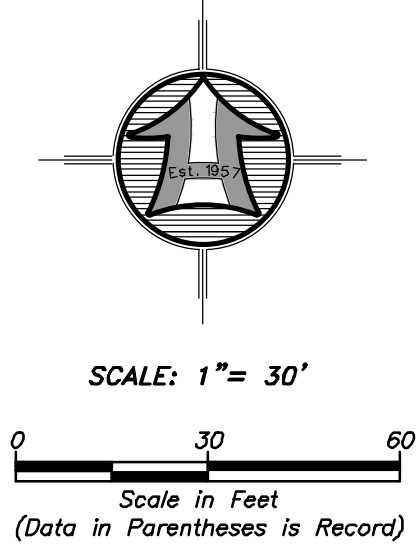
THIS ALTA/NSPS SURVEY WAS ORDERED BY LAURA CORE FOR KARA MANOR PARTNERS, LLC AND WAS PREPARED USING FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT REPORT, PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. FOR GREYSTONE SERVICING COMPANY, LLC, COMMITMENT NUMBER 188150-CAM WITH A COMMITMENT DATE OF SEPTEMBER 2, 2025 AT 7:30 AM.

THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED OFF OF CONSTRUCTION DRAWINGS, UTILITY MAPS PROVIDED BY UTILITY COMPANIES AND EXISTING UTILITY MARKS OBSERVED IN THE FIELD. ACTUAL LOCATION OF UTILITY LINES MAY VARY.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 5000 SOUTH STREET, A PUBLIC STREET.

THE BASIS OF BEARING IS THE WEST LINE OF SAID SECTION WHICH BEARS SOUTH 0°42'52" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING CONCRETE EASEMENT
- FENCE LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING FIBER
- EXISTING SEWER
- EXISTING WATER
- EXISTING LIGHT POLE
- EXISTING IRRIGATION VALVE BOX
- SET 24"x5/8" REBAR WITH CAP
- FOUND SURVEY MARKER
- SECTION CORNER

SURVEYOR'S CERTIFICATE

TO: KARA MANOR PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, GREYSTONE SERVICING COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, OLD REPUBLIC NATIONAL TITLE COMPANY AND COTTONWOOD TITLE INSURANCE AGENCY;

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), 6(B), 7(A), 8, 9, 10, 13, 16 AND 18 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING OLD REPUBLIC NATIONAL TITLE COMPANY REPORT, PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. FOR GREYSTONE SERVICING COMPANY, LLC, COMMITMENT NUMBER 188150-CAM WITH A COMMITMENT DATE OF SEPTEMBER 2, 2025 AT 7:30 AM.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 5000 SOUTH STREET, A PUBLIC STREET.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON MAY 14, 2025.

SIGNED THIS 5TH DAY OF DECEMBER, 2025.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 1138802

RECORD BOUNDARY DESCRIPTION

EXCEPTIONS: SCHEDULE B - SECTION 2

13 - AN ORDINANCE ADOPTING AN OFFICIAL MAP OF A PORTION OF THE CITY OF WASHINGTON TERRACE, UTAH, AND PROVIDING THAT NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE BETWEEN THE MAPPED LINES OF ANY STREET ON SAID OFFICIAL MAP, RECORDED NOVEMBER 28, 1966 AS ENTRY NO. 481468 IN BOOK 850 AT PAGE 417. (BLANKET IN NATURE)

14 - RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED APRIL 26, 1972, AS ENTRY NO. 569703, IN BOOK 992, AT PAGE 165. (SHOWN HEREON)

15 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED JUNE 8, 1972, AS ENTRY NO. 572378, IN BOOK 995, AT PAGE 788. (BLANKET IN NATURE)

16 - A RIGHT-OF-WAY FOR A DRAINAGE EASEMENT ACROSS THE ADJACENT PARCEL TO THE NORTH AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 1, 1973 AS ENTRY NO. 586739 IN BOOK 1015 AT PAGE 702. (SHOWN HEREON)

17 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED APRIL 24, 1973, AS ENTRY NO. 591897, IN BOOK 1022, AT PAGE 601. (SHOWN HEREON)

18 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1972 AS ENTRY NO. 579473 IN BOOK 1005 AT PAGE 536, 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 RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (SHOWN HEREON)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS, DATED APRIL 23, 1974 AND RECORDED APRIL 23, 1974 AS ENTRY NO. 613829 IN BOOK 1051 AT PAGE 581. (SHOWN HEREON)

RE-RECORDED APRIL 29, 1974 AS ENTRY NO. 614221 IN BOOK 1052 AT PAGE 202. (SHOWN HEREON)

USE AGREEMENT AND AMENDMENT OF EXISTING REGULATORY AGREEMENT FOR LIMITED DIVIDEND MORTGAGORS, RECORDED NOVEMBER 1, 1994 AS ENTRY NO. 1319291 IN BOOK 1736 AT PAGE 1283. (NOT A SURVEY MATTER)

AMENDMENT NUMBER ONE TO CONTRACT "USE AGREEMENT AND AMENDMENT OF EXISTING REGULATORY AGREEMENT FOR LIMITED DIVIDEND MORTGAGORS", RECORDED FEBRUARY 17, 1995 AS ENTRY NO. 1333040 IN BOOK 1747 AT PAGE 281. (NOT A SURVEY MATTER)

ASSIGNMENT AND ASSUMPTION OF USE AGREEMENT AND AMENDMENT OF EXISTING REGULATORY AGREEMENT FOR LIMITED DIVIDEND MORTGAGORS FOR MULTI FAMILY PROJECTS INSURED OR ASSISTED UNDER SECTION 236 OF THE NATIONAL HOUSING ACT AND SUBJECT TO THE LOW-INCOME HOUSING PRESERVATION AND RESIDENT HOMEOWNERSHIP ACT OF 1990, RECORDED MARCH 12, 2008 AS ENTRY NO. 2327521. (NOT A SURVEY MATTER)

MEMORANDUM OF UNDERSTANDING AND EASEMENT MAINTENANCE AGREEMENT, RECORDED SEPTEMBER 30, 2019 AS ENTRY NO. 3006724. (BLANKET IN NATURE)

19 - LOW-INCOME HOUSING CREDIT COMMITMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS BY AND BETWEEN KARA MANOR PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND UTAH HOUSING CORPORATION, A PUBLIC CORPORATION OF THE STATE OF UTAH, DATED FEBRUARY 4, 2008 AND RECORDED MARCH 12, 2008 AS ENTRY NO. 2327523. (NOT A SURVEY MATTER)

20 - RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF QUESTAR GAS COMPANY, A CORPORATION OF THE STATE OF UTAH, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED APRIL 1, 2008, AS ENTRY NO. 2331946. (SHOWN HEREON)

TABLE "A" NOTES:

- MONUMENTS PLACED {SHOWN HEREON}
- ADDRESS: 440 WEST 4900 SOUTH WASHINGTON TERRACE, UT 84405
- SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0436G WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2023.
- GROSS LAND AREA: 86,012 S.F. / 1.97 ACRES
- (F) AS ACCURATELY AS THE EVIDENCE PERMITS, THE PERIMETER OF CEMETERIES AND BURIAL GROUNDS, AND THE LOCATION OF ISOLATED GRAVESITES, NOT WITHIN A CEMETERY OR BURIAL GROUND, {NOTHING WAS DISCLOSED IN THE DOCUMENTS PROVIDED TO/OR OBTAINED BY HAI AND, NO OBSERVED EVIDENCE WAS NOTED IN PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY}.
- (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 PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. {NO REPORT OR LETTER WAS PROVIDED}
- (B) IF THE ZONING SETBACK 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, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. {NO REPORT OR LETTER WAS PROVIDED}
- (A) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. {SHOWN HEREON}
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. {SHOWN HEREON}
- 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.
DISABLED = 7 MOTORCYCLE = 0 REGULAR = 58
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. {NO DESIGNATION BY CLIENT}
- NAMES OF ADJOINERS. {SHOWN HEREON}
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. {SHOWN HEREON}
- PLOTTABLE OFFSITE (APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. {SHOWN HEREON}

Drawn By: RS
Designed By: JP AND VGH
Checked By: JP AND VGH
Approved By: JP
Scale: 1" = 30'
Drawing File: 25-3-117v19.dwg
JOB NUMBER: 25-3-117

12/09/25

ALTA/NSPS SURVEY FOR

KARA MANOR APARTMENTS

440 WEST 4900 SOUTH
WASHINGTON TERRACE, WEBER COUNTY, UTAH

A PART OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M

Sheet

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of

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Sheets

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