

Title Information

This survey was completed using Title Report File No. 6-102125 Revision No. 2, dated July 28, 2025 from Old Republic National Title Insurance Company and issued by Backman Title Services, Ltd. (A) and Title Report File No. 317906, dated September 1, 2025 from Stewart Title Guaranty Company and issued by Inwest Title Services, Inc. (B)

The following survey related items circled (Solid) from Schedule B II (A) or Schedule B Section 2 (B) of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B II (A) or Schedule B Section 2 (B) of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B II (A) or Schedule B Section 2 (B) of the title report could not be plotted:

- 12A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded September 7, 2001 as Entry No. 1794106 in Book 54 at Page 60. Contains a 20' Storm drain easement, a 10' drainage and public utilities easement, a 20' sidewalk easement and a 20' drainage and public utilities easement which cover a portion of this site along with more land.
13A Right of Way Deed, and the terms and conditions thereof recorded June 8, 1947 as Entry No. 68955 in Book 160 at Page 440. Contains permission within and outside the bounds of 1050 West Street for locating and construction irrigation ditches, cut and fill slopes and a sidewalk along the Westerly side of this site however no exact size or location is disclosed.
14A Right-of-Way reserved in Quit Claim Deed recorded July 12, 1988 as Entry No. 1051733 in Book 1543 at Page 727 and in Quit Claim Deed recorded July 12, 1988 as Entry No. 1051734 in Book 1543 at Page 728. Affects the Southerly portion of this site along with more land as shown hereon.
15A Agreement, and the terms and conditions thereof recorded March 10, 1980 as Entry No. 805357 in Book 1347 at Page 691. Covers Section 18 along with other Sections, but contains nothing to plot. Mentions the construction of a 42" pipe 2000 foot long with a 20" Well 300-500 feet deep. Unable to plot due to undisclosed location.
16A The terms and conditions of that certain Easements with Covenants and Restrictions affecting land recorded September 7, 2001 as Entry No. 1794113 in Book 2166 at Page 40. Blankets this site along with more land including easements for vehicular and pedestrian ingress and egress, parking, unloading of vehicles, and utilities along with the location of Pylon sign locations shown hereon. Also mentions Building Areas which includes an area that blanket all of the Subject parcel up to the Access Drive along the South line of the Subject property. (Same as Exception 14B)
17A The terms and conditions of that certain Notice of Adoption of Redevelopment Plan entitled "Weber River Neighborhood Development Plan" recorded October 26, 1994 as Entry No. 1318405 in Book 1735 at Page 2347. Covers this site along with more land, but contains nothing to plot and dissolved by Exception 21 below.
18A The terms and conditions of that certain Development Agreement for the Family Center at Riverdale Project recorded September 7, 2001 as Entry No. 1794078 in Book 2166 at Page 641. Blankets our site along with more land, but contains nothing to plot. (Same as Exception 13B)
20A The terms and conditions of that certain Ordinance No. 882 adopting the 700 West Community Development Project Area Plan recorded August 31, 2016 as Entry No. 2812643. Covers our site along with more land, but contains nothing to plot.
21A The terms and conditions of that certain Ordinance No. 833 recorded December 22, 2016 as Entry No. 2833393. Dissolves the Weber River project area also known as the Weber Neighborhood Development Plan in Exception No. 17 above.
22A The terms and conditions of that certain Addendum to Agreement recorded March 19, 2019 as Entry No. 2970558. Covers this site but contains nothing to plot. Contains five support document of which two are contained in Title Report (B) as Exceptions 10 and 11. The other three have not been supplied for review.
23A Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded July 16, 1996 as Entry No. 1418383 in Book 1816 at Page 1307 and amended September 7, 2001 as Entry No. 1794074 in Book 2166 at Page 618. Contains what appears to be an old description of a proposed Lot 1 of the Home Depot Industrial Subdivision, which affects the East line of the Subject Parcel along with what appears to be an old description that affects the South line of Lot 2 RMRE 1050 West Retail Lot 1 Amended as shown hereon and contains several use restrictions. (Same as Exception 8B)
24A Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded September 7, 2001 as Entry No. 1794076 in Book 2166 at Page 632. Blankets this site along with more land, but contains nothing to plot. (Same as Exception 12B)
25A Certificate of Creation establishing the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461. Blankets all of Weber County along with other Counties, but contains nothing to plot.
26A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded December 17, 2020 as Entry No. 3110794 in Book 89 at Page 55. Blankets this site along with more land but contains nothing additional to plot. (Same as Exception 5B)
27A The terms and conditions of that certain Agreement Regarding Easements, Covenants, Conditions and Restrictions recorded January 5, 2021 as Entry No. 3115623 and re-recorded February 2, 2021 as Entry No. 3122739. Blankets all of Lots 1 and 2 of the underlying RMRE 1050 West Retail Lot 1 Amended Subdivision with Reciprocal Vehicular and Pedestrian Access, Reciprocal Parking, and Utility Easements, but contains nothing to plot. (Same as Exception 16B)
28A The terms and conditions of that certain Agreement Containing Covenants recorded January 5, 2021 as Entry No. 3115624 and re-recorded February 2, 2021 as Entry No. 3122739. Covers this site along with more land, but contains nothing to plot. Includes restrictions on types of businesses such as Fabric stores, Dollar stores, and Chiropractic clinic or Massage Services. (Same as Exception 18B)
29A Pylon Sign Agreement, and the terms and conditions thereof between FC Riverdale Shopping Center, L.L.C., CCA-Family Center Riverdale, L.L.C., The Lodge Properties, L.L.C. and Biadi, L.L.C. recorded January 5, 2021 as Entry No. 3115625 and re-recorded February 2, 2021 as Entry No. 3122740. Contains two of the same Pylons signs shown on Exception 16 above. (Same as Exception 17B)
30A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded March 17, 2022 as Entry No. 3224594 in Book 92 at Page 57. Covers a portion of the subject Parcel along with more land but contains nothing additional to plot.

* Exception No.'s 1-11 are general and/or standard exceptions that do not reveal matters of survey.

** Exception No. 19 describes and affects this site but does not reveal matters of survey.

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA Table A Item No. 7: The proforma area shown hereon does not contain any buildings.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 10: No division or party walls are within close proximity of adjoining properties.

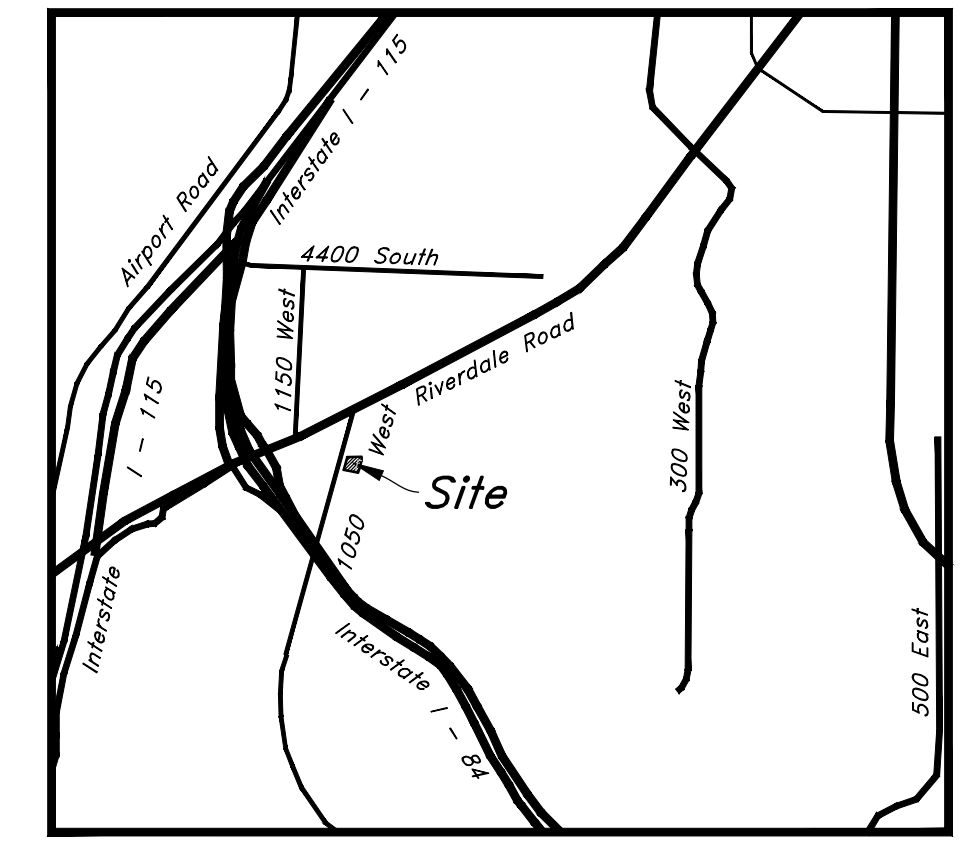
Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Blueshakes of Utah the following companies have Utilities in the area: Rocky Mountain Power, Allwest Communications, Lumen/Centurylink, Comcast/Telecon Design, First Digital Telecom, Verizon Business, Enbridge Gas Utah, Riverdale City, Syringa, UDOT Region 1, Utopia Fiber, Weber Basin Water C.D., and Zayo Fiber Solutions. The Surveyor has requested maps and received no response(s) from Weber Basin Water C.D., Lumen/Centurylink, Verizon Business and Allwest Communications.

Pertaining to ALTA Table A Item No. 14: This Proforma site has direct access to 1050 West Street, the intersection of River Park Drive and 1050 West Street is approximately 500 feet South of said direct access.

Pertaining to ALTA Table A Item No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA Table A Item No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from the controlling jurisdiction.

Pertaining to ALTA Table A Item No. 18: All off site Easements are shown on Sheet 2 in the Offsite Easement Map



Vicinity Map Not to Scale

Narrative

This Survey was requested by Steward Land Company prerequisite to the purchase and development of this property.

This Survey retraces and honors the underlying RMRE 1050 West Retail Lot 1 Amended Subdivision recorded as Entry No. 3110794 (R1), The Underlying Riverdale Joann Commercial Subdivision recorded as Entry No. 3224594 (R2) and The Underlying RMRE 1050 West Retail Subdivision recorded as Entry No. 1794106 (R3)

The North Quarter Corner Monument falls within a government security fenced area and could not be accessed for this survey, the location has been calculated based on record documents and the Weber County Survey.

A line between monuments found for the Northeast and Northwest Corners of Section 18 was assigned the NAD83 Utah North Zone State Plane bearing of North 89°11'40" West which matches the Weber County Survey referenced hereon and said underlying subdivisions.

Property corners will be set with the forthcoming plat.

Benchmark

Brass Cap Monument for the Northeast Corner Section 18, T5N, R1W, SLB&M, U.S. Survey Assigned Elevation = 4547.78

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417F dated June 2, 2015. Flood Zone X is defined as "Area of minimal flood hazard."

Zoning Information

Table with 2 columns: Zoning/Requirement and Description. Includes entries for Building Setback Requirements (Front, Back, Side yard), Height Restrictions, and Lot Coverage.

Record Descriptions

Title Report No. 6-102125 Revision 2 (A) Lot 102, Riverdale JoAnn Commercial Subdivision, Amending Lot 1, RMRE 1050 Retail Lot 1 Amended Subdivision, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Title Report No. 317906 (B)

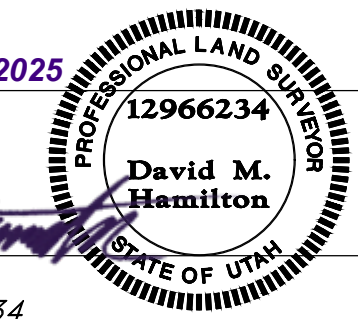
Lot 2 RMRE 1050 West Retail Lot 1 Amended Subdivision, Riverdale City, Weber County, State of Utah, according to the official plat thereof.

Certification

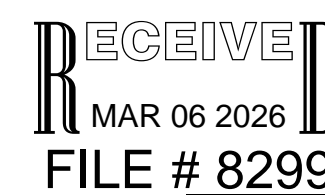
To Steward Land Pursuit LLC, Stewart Title Guaranty Company, Inwest Title Services, Inc., Old Republic National Title Insurance Company, FC Riverdale Shopping Center, LLC, a Delaware limited liability company, CCA-Family Center Riverdale, LLC, a Delaware limited liability company, Backman Title Services, Ltd., Stewart Land Holdings LLC a Utah limited liability company, Wasatch Peaks Credit Union and Lodge Properties, LLC, a Utah limited liability 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on November 4, 2025.

Date: 11 Dec, 2025



David M. Hamilton Utah PLS No. 12966234

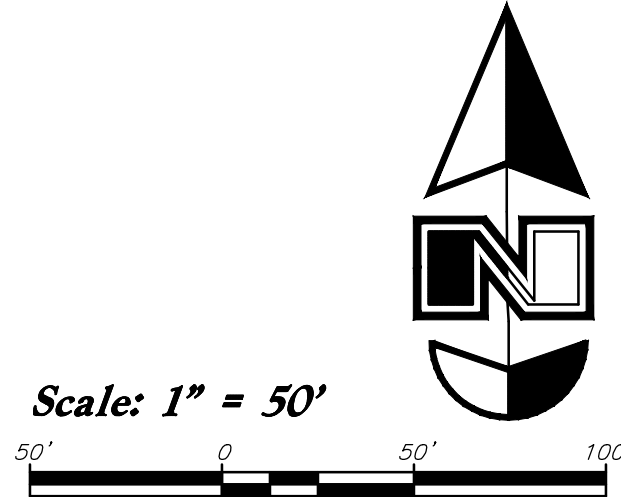


Vertical sidebar containing project information: ALTA / NSPS Land Title Survey, Riverpark Retail, 4868 South 1050 West, Riverdale, Weber County, Utah, and a table with columns for REV, DATE, and DESCRIPTION.

9 Dec, 2025

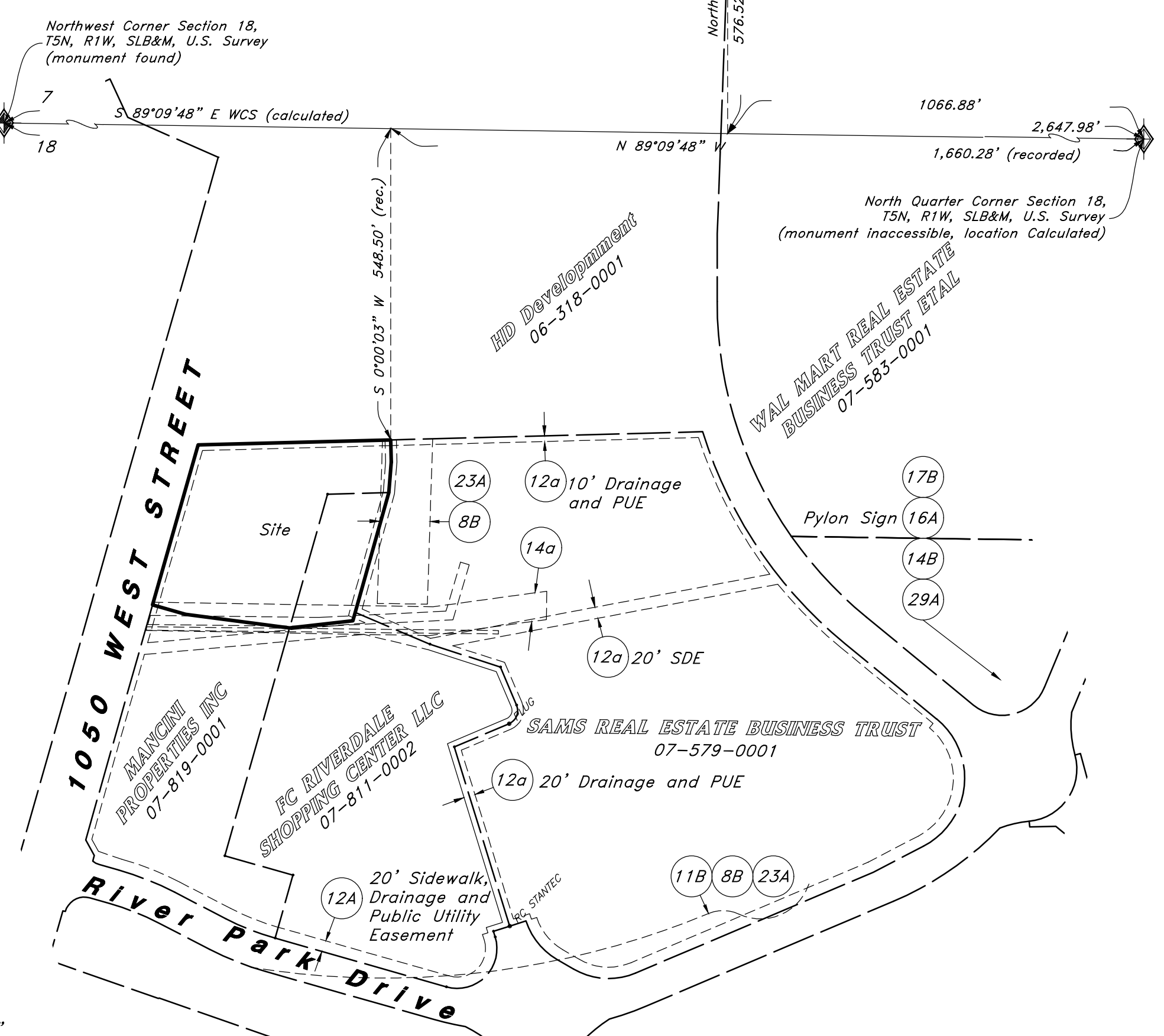
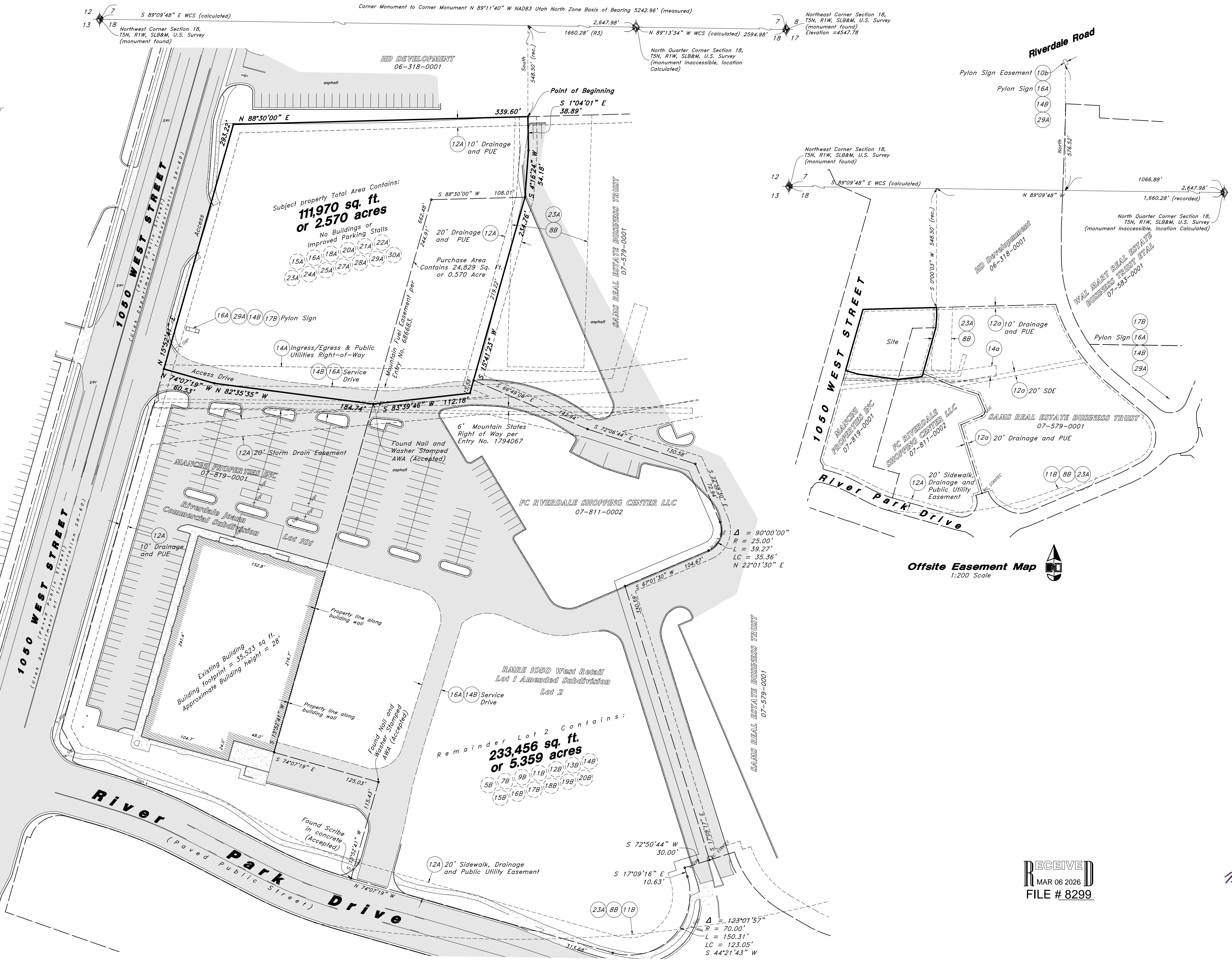
SHEET NO.

1



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Section Corner
- Asphalt
- Concrete
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- PUE Public Utility Easement
- SDE Storm Drain Easement



Offsite Easement Map
1:200 Scale

RECEIVED
MAR 06 2026
FILE # 8299

Designed by: DH & TC
Drafted by: SL
Client Name:
Steward Land Company
25-165AS



ALTA / NSPS Land Title Survey
Riverpark Retail
4868 South 1050 West
Riverdale, Weber County, Utah
A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
12966234
David M. Hamilton
STATE OF UTAH
11 Dec, 2025

9 Dec, 2025

SHEET NO.
2
of 3

REV	DATE	DESCRIPTION

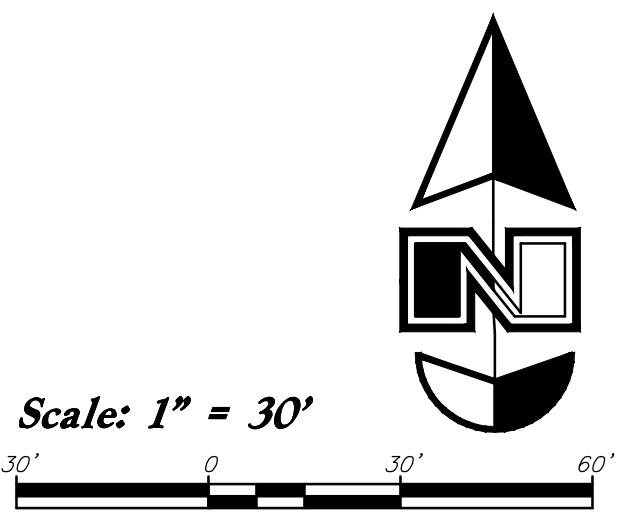
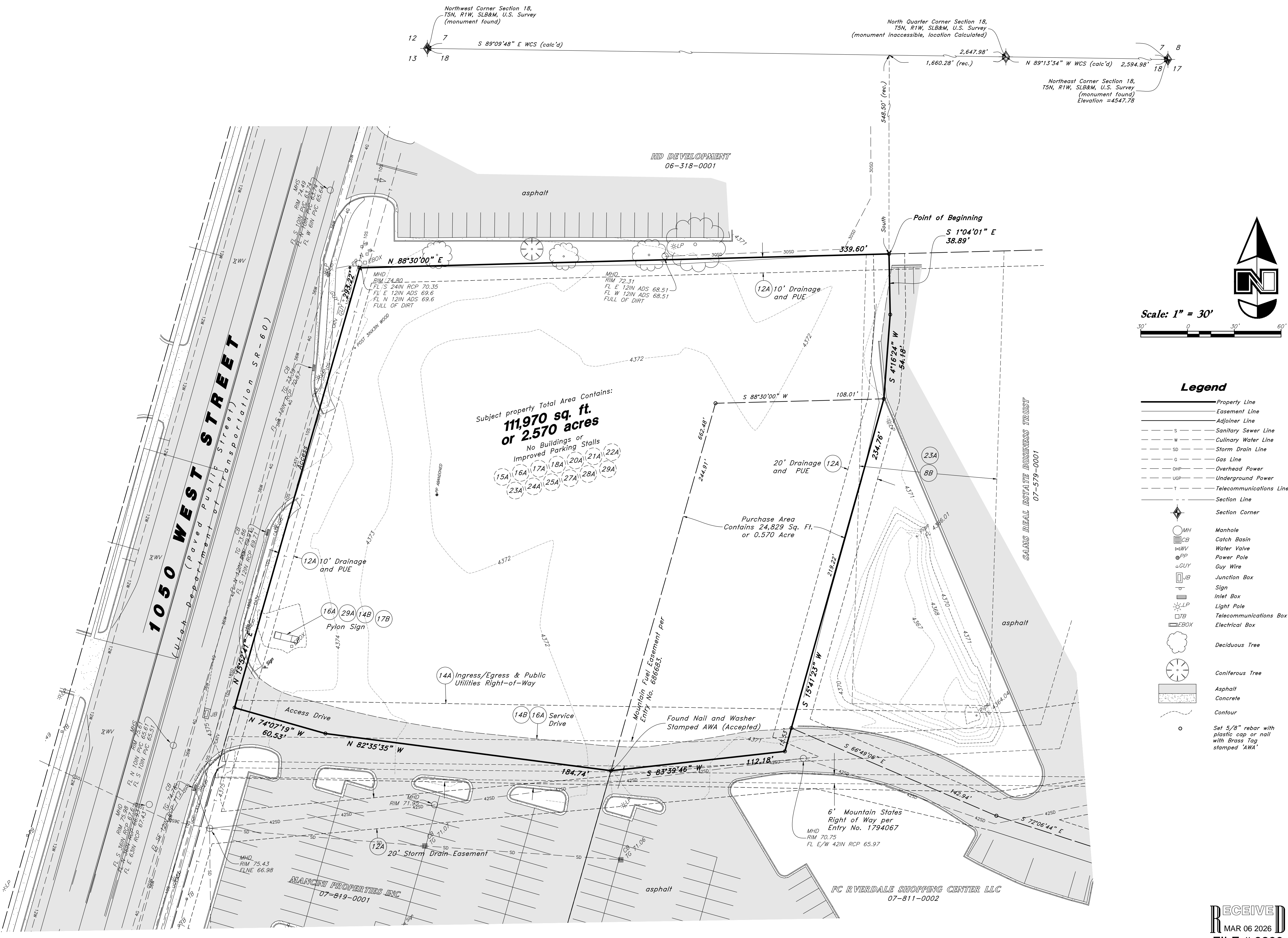
Designed by: DH & TC
 Drafted by: SL
 Client Name:
 Steward Land Company
 25-165AS



ALTA / NSPS Land Title Survey
Riverpark Retail
 4868 South 1050 West
 Riverdale, Weber County, Utah
 A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
 12966234
 David M. Hamilton
 STATE OF UTAH
 11 Dec, 2025

9 Dec, 2025
 SHEET NO.
3
 of 3



- Legend**
- Property Line
 - Easement Line
 - Adjoiner Line
 - Sanitary Sewer Line
 - Culinary Water Line
 - Storm Drain Line
 - Gas Line
 - Overhead Power
 - Underground Power
 - Telecommunications Line
 - Section Line
 - Section Corner
 - Manhole
 - Catch Basin
 - Water Valve
 - Power Pole
 - Guy Wire
 - Junction Box
 - Sign
 - Light Pole
 - Telecommunications Box
 - Electrical Box
 - Deciduous Tree
 - Coniferous Tree
 - Asphalt
 - Concrete
 - Contour
 - Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'