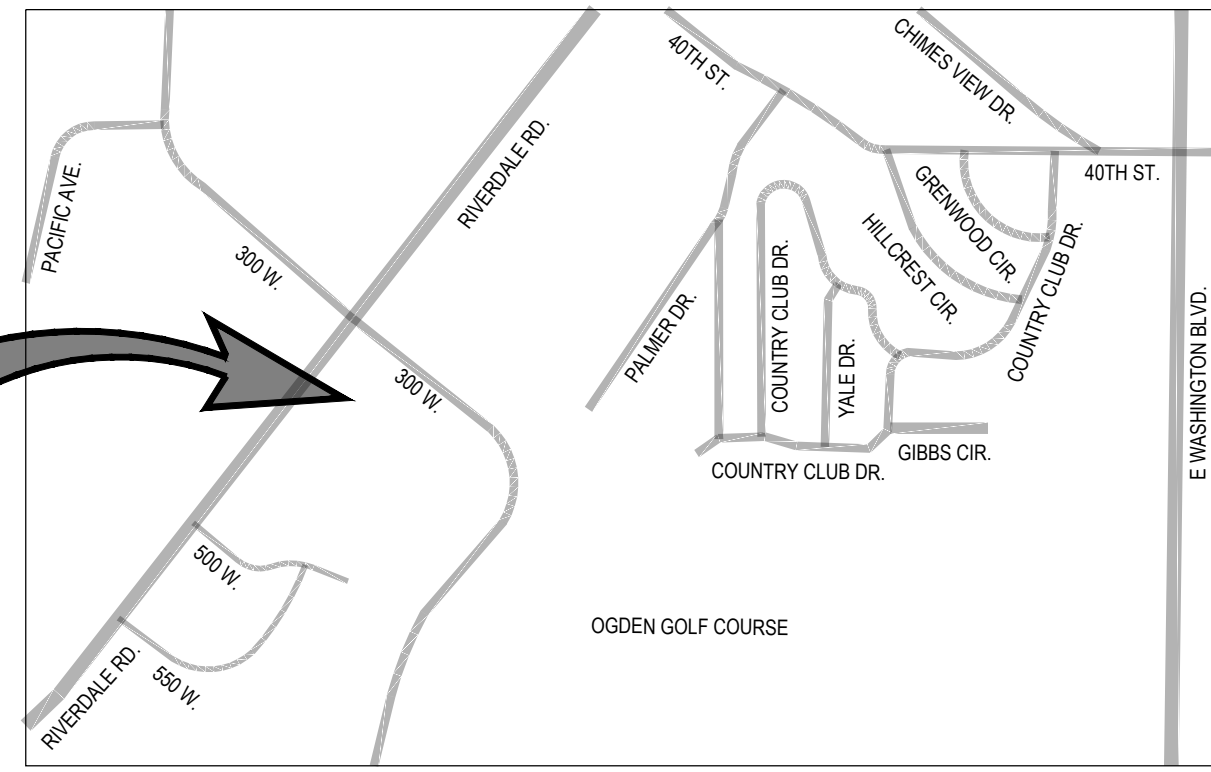


SITE



VICINITY MAP SCALE: N.T.S.

LEGEND

- RIGHT OF WAY SUBDIVISION LINE
SUBJECT PROPERTY LINE
CENTERLINE CONTROL LINE
SECTION LINE
EASEMENT LINE
FENCE
OVERHEAD POWER
UNDERGROUND POWER
COMMUNICATION LINE
WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
NATURAL GAS LINE
MAJOR CONTOUR
MINOR CONTOUR
BUILDING
CONIFEROUS TREE
FIRE HYDRANT
WATER METER
WATER VALVE
ELECTRICAL BOX
ELECTRICAL METER
GUY WIRE
LIGHT POLE
UTILITY POLE
CLEAN OUT
SANITARY SEWER MANHOLE
NATURAL GAS METER
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
STORM DRAIN COMBO BOX
TELEPHONE RISER
BOLLARD
PROPERTY CORNER
DECIDUOUS TREE

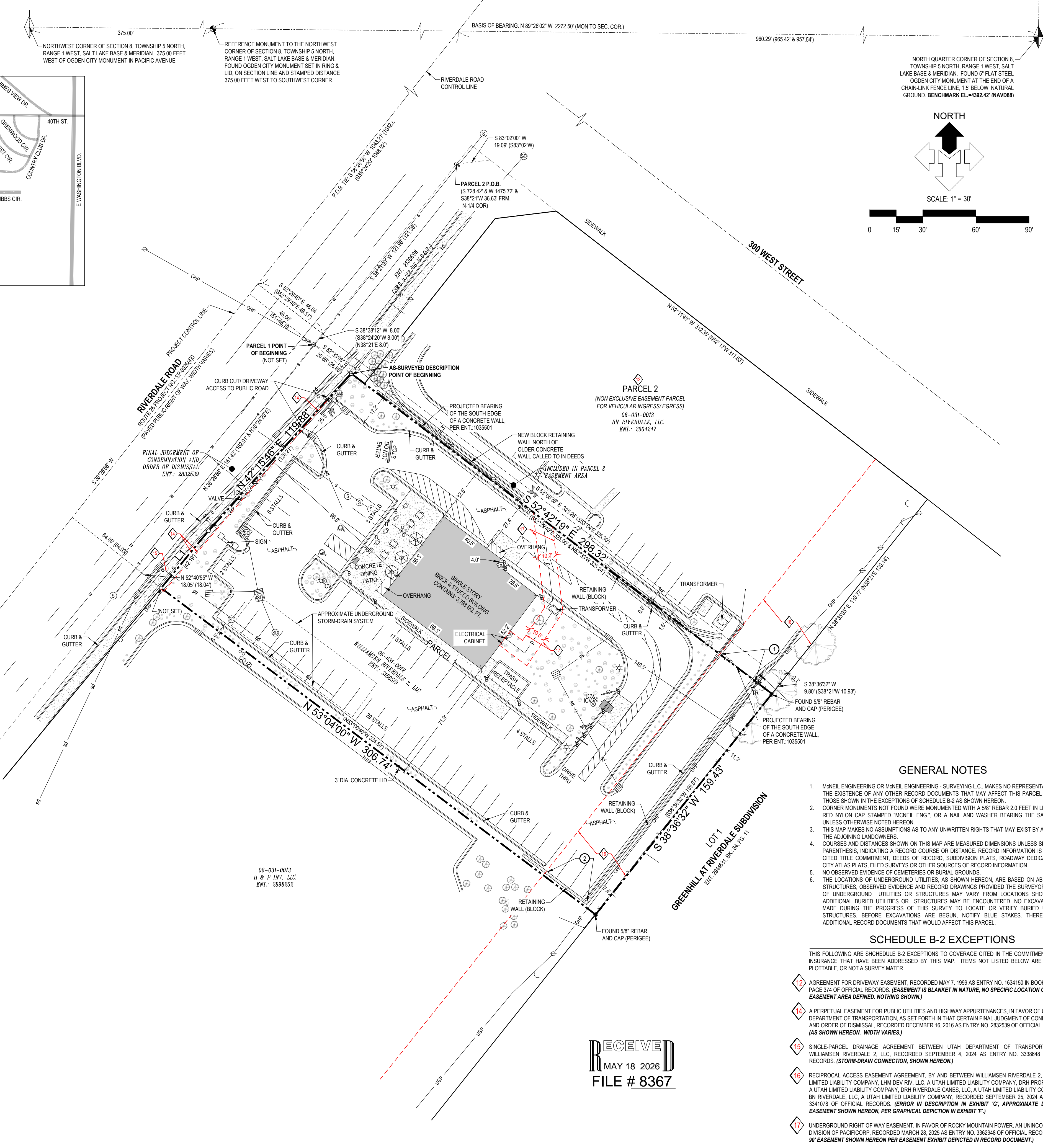
LINE TABLE
LINE# DIRECTION LENGTH
L1 N 39°35'42" E 41.92'

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF THE AMERICAN BREAD COMPANY LLC FOR THE PURPOSES OF RETRACING THE HEREIN DESCRIBED PARCEL OF LAND AN EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE.
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°26'02" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 08, BETWEEN WEBER COUNTY MONUMENT FOUND MARKING THE NORTH QUARTER CORNER AND THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 08, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

TABLE "A" ITEMS

- THE FOLLOWING NOTES PERTAIN TO OPTIONAL TABLE "A" ITEMS CITED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS
1. MONUMENT WERE FOUND OR SET, PER GENERAL NOTE 2
2. THE ADDRESS OF THE SUBJECT PARCEL IS: 4122 SOUTH RIVERDALE ROAD, RIVERDALE, UTAH, AS DISCLOSED BY COUNTY RECORDS.
3. THE SUBJECT PARCEL IS SITUATE WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, PER FEMA MAP NO.: 49067C0428E, WITH AN EFFECTIVE DATE OF 12/16/2005.



SURVEYOR'S CERTIFICATE
TO: AMERICAN BREAD COMPANY LLC, AN QHO LIMITED LIABILITY COMPANY; BANK OF AMERICA, N.A., AS AGENT; & CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: AUGUST 20, 2025.
DATE OF PLAN OR MAP: SEPTEMBER 03, 2025.
PROFESSIONAL LAND SURVEYOR
05/18/26
DENNIS K. WITHERS
No. 6135190
STATE OF UTAH
Dennis K. Withers
DENNIS K. WITHERS
LICENSE NO. 6135190

DESCRIPTION TITLE REPORT
PARCEL 1: A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING 955.42 FEET (957.54 ORIGINAL DEED) NORTH 89°26'02" WEST (STATE PLANE) ALONG THE SECTION LINE; 1039.34 FEET (1045.52 ORIGINAL DEED) SOUTH 38°24'20" WEST ALONG THE CENTERLINE OF RIVERDALE ROAD; 49.51 FEET (49.52 ORIGINAL DEED) SOUTH 52°29'40" EAST AND 8.00 FEET SOUTH 38°24'20" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE SOUTH 52°29'40" EAST 325.00 FEET TO A FENCE; THENCE NORTH 38°26'58" WEST 150.00 FEET ALONG SAID FENCE TO THE LOCATION OF A FENCE IN 1977; THENCE NORTH 83°02'00" WEST 324.00 FEET ALONG SAID FENCE AS LOCATED IN 1977 TO THE EASTERLY LINE OF RIVERDALE ROAD; THENCE NORTH 38°24'20" EAST 162.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THAT PORTION OF LAND AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 16, 2016 AS ENTRY NO. 2832539 OF OFFICIAL RECORDS.

GENERAL NOTES

- 1. MANEL ENGINEERING OR MANEL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL, OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR 2.0 FEET IN LENGTH AND A RED NYLON CAP STAMPED "MANEL ENG."; OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

SCHEDULE B-2 EXCEPTIONS

- 12. AGREEMENT FOR DRIVEWAY EASEMENT, RECORDED MAY 7, 1999 AS ENTRY NO. 1634150 IN BOOK 2010 AT PAGE 374 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE, NO SPECIFIC LOCATION OF EASEMENT AREA DEFINED, NOTHING SHOWN.)
14. A PERPETUAL EASEMENT FOR PUBLIC UTILITIES AND HIGHWAY APPURTENANCES, IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, AS SET FORTH IN THAT CERTAIN FINAL JUDGEMENT OF CONDEMNATION AND ORDER OF DISMISSAL, RECORDED DECEMBER 16, 2016 AS ENTRY NO. 2832539 OF OFFICIAL RECORDS. (AS SHOWN HEREON, WIDTH VARIES.)
15. SINGLE-PARCEL DRAINAGE AGREEMENT BETWEEN UTAH DEPARTMENT OF TRANSPORTATION AND WILLIAMSEN RIVERDALE 2, LLC, RECORDED SEPTEMBER 4, 2024 AS ENTRY NO. 3338648 OF OFFICIAL RECORDS. (STORM DRAIN CONNECTION, SHOWN HEREON.)
16. RECIPROCAL ACCESS EASEMENT AGREEMENT, BY AND BETWEEN WILLIAMSEN RIVERDALE 2, LLC, A UTAH LIMITED LIABILITY COMPANY, LHM DEV RIV, LLC, A UTAH LIMITED LIABILITY COMPANY, DRH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, DRH RIVERDALE CANES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND BN RIVERDALE, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 25, 2024 AS ENTRY NO. 3341078 OF OFFICIAL RECORDS. (ERROR IN DESCRIPTION IN EXHIBIT 'G', APPROXIMATE LOCATION OF EASEMENT SHOWN HEREON, PER GRAPHICAL DEPICTION IN EXHIBIT 'F'.)
17. UNDERGROUND RIGHT OF WAY EASEMENT, IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFIC CORP., RECORDED MARCH 28, 2025 AS ENTRY NO. 3329488 OF OFFICIAL RECORDS. (10' X 90' EASEMENT SHOWN HEREON PER EASEMENT EXHIBIT DEPICTED IN RECORD DOCUMENT.)

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCSU10110 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 18, 2025 AT 08:00 AM.

SIGNIFICANT OBSERVATIONS

- 1. POINT OF CROSS ACCESS (INGRESS/EGRESS) OVER PARCEL 2, TO 300 WEST STREET.
2. THE GRAPHICAL REPRESENTATION OF THE CROSS-ACCESS EASEMENT, AS DEPICTED ON EXHIBIT "F" OF EXCEPTION 16, IS IMPRACISABLE DUE TO A BLOCK RETAINING WALL CONSTRUCTED ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT PARCEL. IN ADDITION, ERRORS EXIST IN THE EASEMENT LEGAL DESCRIPTION, THE APPROXIMATE LOCATION OF THE CROSS-ACCESS EASEMENT IS SHOWN HEREON BASED ON THE GRAPHICAL DEPICTION. IF A CROSS-ACCESS EASEMENT IS REQUIRED THROUGH THIS AREA, THE SURVEYOR RECOMMENDS CORRECTING THE RECORD AGREEMENT; IF NOT REQUIRED, ABANDONMENT OF THE EASEMENT SHOULD BE CONSIDERED.

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AMERICAN BREAD COMPANY LLC
4122 SOUTH RIVERDALE ROAD
RIVERDALE, UTAH 84405
LOCATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS
REV DATE DESCRIPTION
1 9/25/25 RELEASE DRAFT COPY FOR REVIEW
2 9/26/25 UPDATE PER REVISED TITLE REPORT
3 9/17/25 UPDATE PER REVISED TITLE REPORT
4 9/22/25 LABEL REVISION TO PARCEL 2
PROJECT NO: 21812.A
CAD FILE: 21812.A.ALTA
DRAWN BY: HMW
CALC BY: DKW
FIELD CREW: JDS
CHECKED BY: JLS
DATE: 9/22/2025
ALTA/NSPS LAND TITLE SURVEY
1 OF 1

