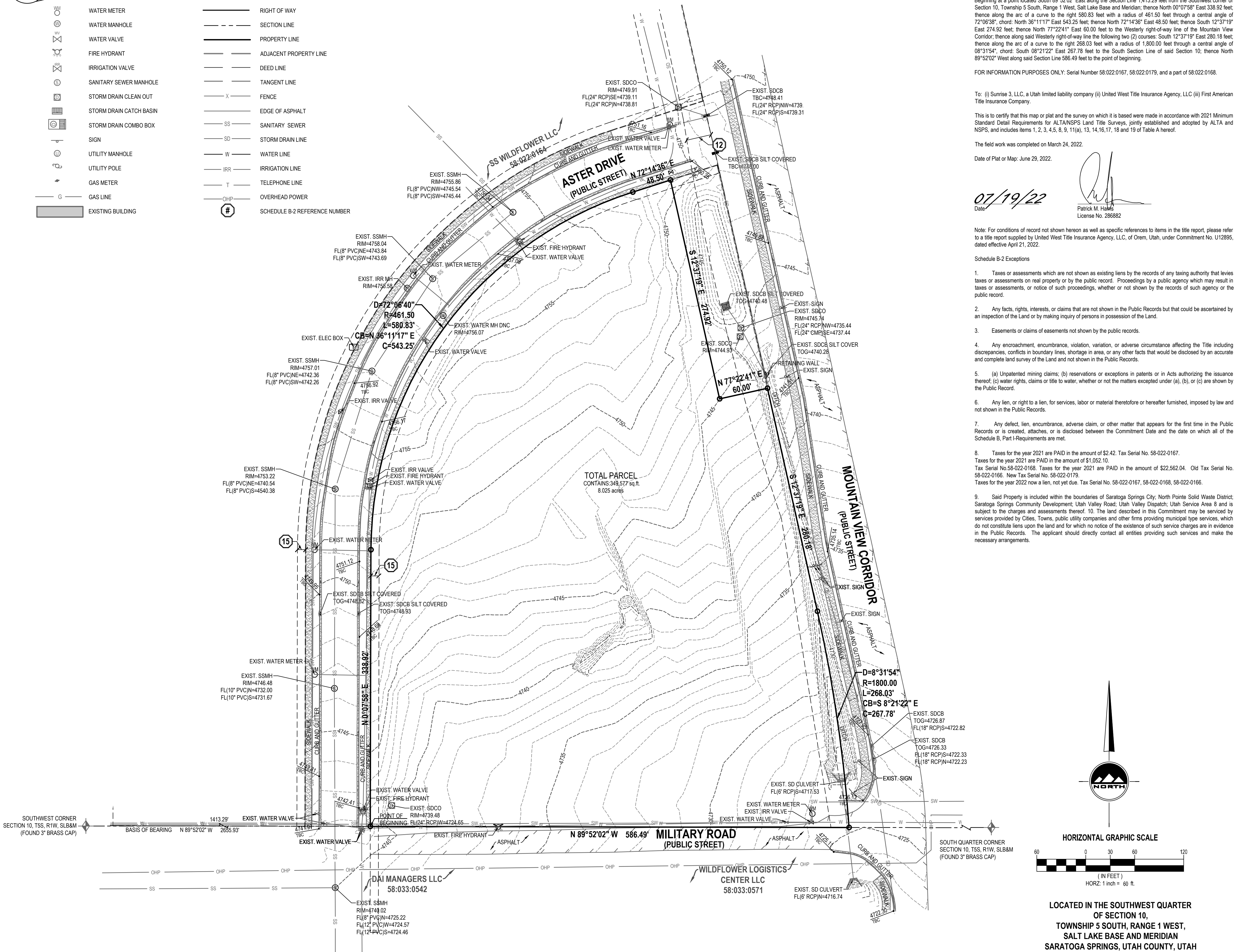


811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4708.13'

LEGEND

	SECTION CORNER		MINOR CONTOURS 1' INCREMENT
	MONUMENT		MAJOR CONTOURS 5' INCREMENT
	SET NAIL & WASHER		CONCRETE
	SET ENSIGN REBAR AND CAP		ADJACENT RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER
	EXISTING BUILDING		SCHEDULE B-2 REFERENCE NUMBER



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title and Topography Survey for use by the client. The Basis of Bearing is the line between the South Quarter Corner and Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, measuring North 89°52'02" West 565.93 feet.

COMMITMENT DESCRIPTIONS

The land referred to in this Commitment is described as follows:
 A portion of the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:
 Beginning at a point located South 89°52'02" East along the Section Line 1,413.29 feet from the Southwest corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'58" East 338.92 feet; thence along the arc of a curve to the right 580.83 feet with a radius of 461.50 feet through a central angle of 72°06'38"; chord: North 36°11'17" East 543.25 feet; thence North 72°14'36" East 48.50 feet; thence South 12°31'19" East 274.92 feet; thence North 77°22'41" East 60.00 feet to the Westerly right-of-way line of the Mountain View Corridor; thence along said Westerly right-of-way line the following two (2) courses: South 12°31'19" East 280.18 feet; thence along the arc of a curve to the right 268.03 feet with a radius of 1,800.00 feet through a central angle of 08°31'54"; chord: South 08°21'22" East 267.78 feet to the South Section Line of said Section 10; thence North 89°52'02" West along said Section Line 566.49 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: Serial Number 58-022-0167, 58-022-0179, and a part of 58-022-0168.

To: (i) Sunrise 3, LLC, a Utah limited liability company (ii) United West Title Insurance Agency, LLC (iii) First American 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 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, 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A hereof.

The field work was completed on March 24, 2022.

Date of Plat or Map: June 29, 2022.

Patrick M. Harris
 Patrick M. Harris
 License No. 286882

Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by United West Title Insurance Agency, LLC, of Orem, Utah, under Commitment No. U12895, dated effective April 21, 2022.

Schedule B-2 Exceptions

- Taxes or 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 record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
- Easements or claims of easements not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters referred under (a), (b), or (c) are shown by the Public Record.
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- Taxes for the year 2021 are PAID in the amount of \$2.42. Tax Serial No. 58-022-0167.
Taxes for the year 2021 are PAID in the amount of \$1,052.10.
Tax Serial No. 58-022-0168. Taxes for the year 2021 are PAID in the amount of \$22,562.04. Old Tax Serial No. 58-022-0166. New Tax Serial No. 58-022-0179.
Taxes for the year 2022 now a lien, not yet due. Tax Serial No. 58-022-0167, 58-022-0168, 58-022-0166.
- Said Property is included within the boundaries of Saratoga Springs City, North Pointe Solid Waste District; Saratoga Springs Community Development; Utah Valley Road; Utah Valley Dispatch; Utah Service Area 8 and is subject to the charges and assessments thereof. 10. The land described in this Commitment may be serviced by services provided by Cities, Towns, public utility companies and other firms providing municipal type services, which do not constitute liens upon the land and for which no notice of the existence of such service charges are evidence in the Public Records. The applicant should directly contact all entities providing such services and make the necessary arrangements.

11. Master Declaration of Covenants, Conditions, and Restrictions for Wildflower a Master Planned Community in Utah County, dated February 23, 2018, and recorded February 23, 2018, as Entry No. 17973-2018, of Official Records. (Blanket in nature)

Amendment to said Covenants dated December 11, 2020, and recorded December 11, 2020, as Entry No. 198101-2020, of Official Records.

12. Easement and conditions contained therein with Sunrise 3, LLC, a Utah limited liability company, Grantor and Utah Department of Transportation, Grantee for the purpose of constructing and maintaining thereon highway appurtenances including, but not limited to cut and/or fill slopes, drainage facilities and appurtenant parts thereof incident to the construction of a highway known as Project No. SP-0182(10), dated January 17, 2018, and recorded February 1, 2018, as Entry No. 10389-2018. (Shown on survey)

13. Easement and conditions contained therein with Sunrise 3, LLC, a Utah limited liability company, Grantor and Firstlight Telecom, LLC, a Utah limited liability company, Grantee for the purpose of communications easement agreement, dated May 8, 2020, and recorded May 19, 2020, as Entry No. 87353-2020. (Blanket in nature)

14. Long-Term Stormwater Management Agreement between Sunrise 3, LLC (Grantor) and Saratoga Springs City (Grantee), dated August 3, 2020, and recorded August 12, 2020, as Entry No. 119101-2020, of Official Records. (Blanket in nature)

Long-Term Stormwater Management Agreement between Sunrise 3 LLC and Saratoga Springs City, dated June 22, 2021, and recorded June 28, 2021, as Entry No. 115161-2021, of Official Records.

15. Easement and conditions contained therein with Sunrise 3, LLC, a Utah limited liability company, Grantor and the City of Saratoga Springs, Grantee for the purpose of to construct, maintain, operate, repair, inspect, protect, install, remove and replace lines, conduits, pipelines, valves, structures, control boxes and other similar transmission and distribution structures and facilities for water, sewer, storm water and other utilities and utility services, dated September 24, 2021, and recorded September 24, 2021, as Entry No. 165123-2021. (Shown on survey)

16. Memorandum of Purchase Agreement between Sunrise 3, LLC, a Utah limited liability company, as Seller, and CalAtlantic Homes of Utah, Inc., a Delaware corporation, as Buyer, dated January 15, 2018, and recorded January 18, 2018 as Entry No. 5767-2018. (Blanket in nature)

17. Memorandum of Purchase Agreement between Sunrise 3, LLC, a Utah limited liability company, as Seller, and CalAtlantic Homes of Utah, Inc., a Delaware corporation, as Buyer, dated January 15, 2018, and recorded January 18, 2018 as Entry No. 5767-2018. (Blanket in nature)

18. Sewer System Development and Cost Sharing Agreement, dated February 10, 2020, and recorded May 26, 2020, as Entry No. 70359-2020, of Official Records. (Blanket in nature)

19. Application for Assessment and Taxation of Agricultural Land under the Farmland Assessment Act, dated August 20, 2013, and recorded September 13, 2013, as Entry No. 87979-2013, of Official Records. (Not survey related)

20. Amended and Restated Master Development Agreement for the Wildflower Master Planned Community, dated May 22, 2020, and recorded November 10, 2020, as Entry No. 178066-2020, of Official Records. (Blanket in nature)

21. Declaration of Covenants, Conditions and Restrictions for Wildflower Improvement Association, dated December 11, 2020, and recorded December 11, 2020, as Entry No. 198104-2020, of Official Records. (Blanket in nature)

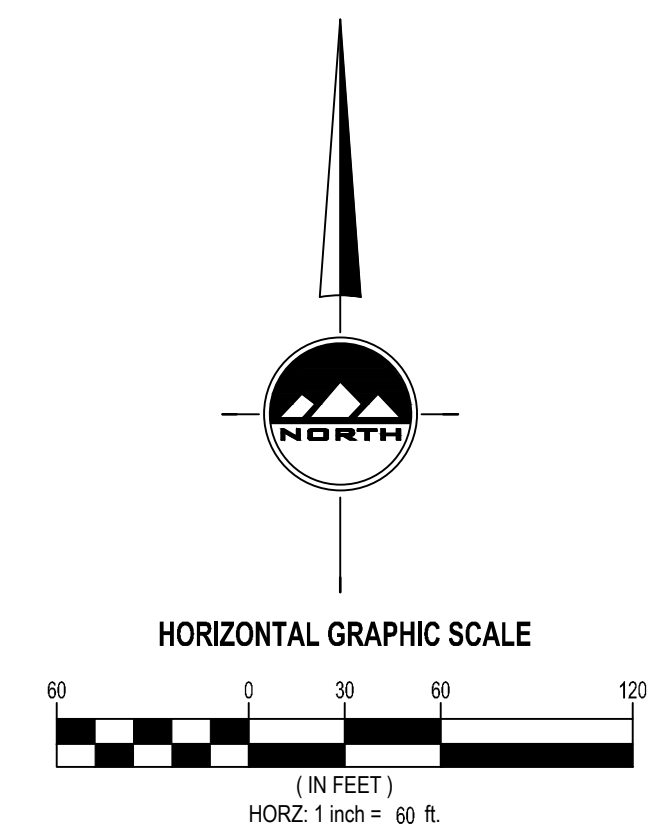
22. A Deed of Trust by and between Wildflower Improvement Association, a Utah Nonprofit corporation, Wildflower Homeowners Association, a Utah Nonprofit Corporation, Tanuki Investments, LLC, a Utah Limited Liability Company, Lenner Homes of Utah, Inc., a Delaware Corporation, Sunrise 3, LLC a Utah Limited Liability Company, WF 2 Utah, LLC a Utah Limited Liability Company, CLH Holdings, LLC a Utah Limited Liability Company, Easy Peasy, LLC a Utah Limited Liability Company as Trustor and United West Title Insurance Agency, Inc. as Trustee for the benefit of UMB Bank, N.A. a national banking association or Assigns, dated December 11, 2020, and recorded December 11, 2020 as Entry No. 198103-2020 of Official Records.

23. NOTE: Judgments were checked as to Sunrise 3, LLC, Mortenson Development, Inc., a MN corp and none were found of record except as shown herein. (Not survey related)

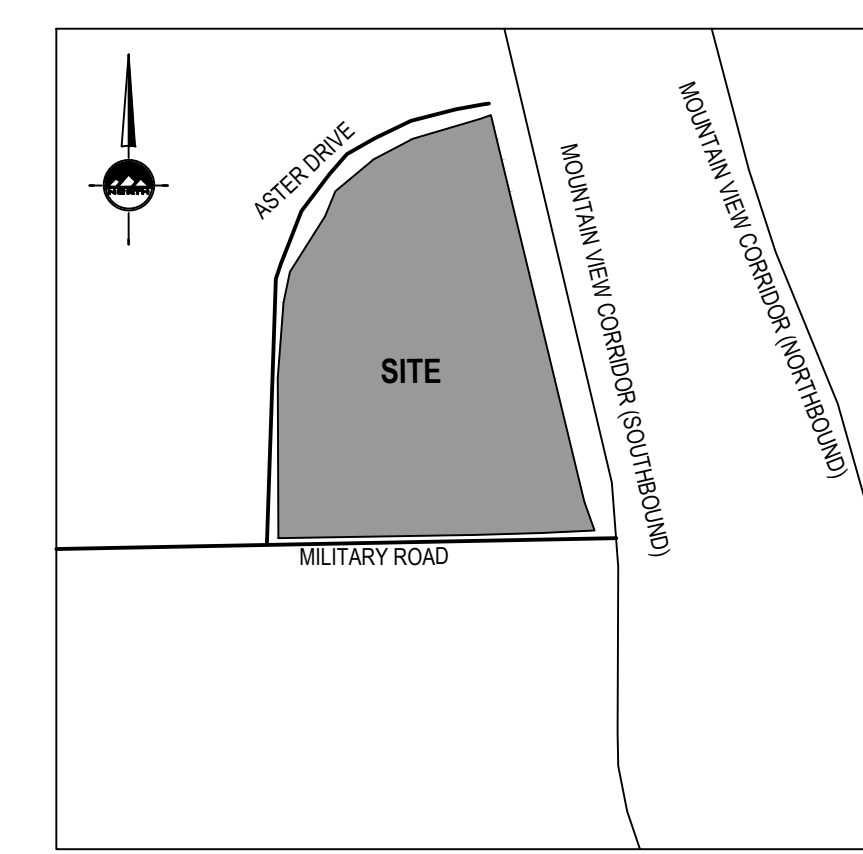
24. CHAIN OF TITLE
 According to the Official Records, there have been no documents conveying the land describe herein with a period of 36 months prior to the date of this commitment, except as follows:

TABLE A

- All monuments used and set are shown on survey.
- Parcel address is 600 Military Road, Saratoga Springs, Utah.
- Parcel is located in Flood Zone X, per FEMA FIRM map 49049C0145F effective June 19, 2020.
- Parcel contains 349,577 square feet or 8.025 acres.
- 1 foot contours are shown on survey.
- Substantial features are shown on survey.
- Utilities are shown on survey.
- Adjacent owners are shown on survey.
- There was no evidence of earth moving work, building construction or building additions at the time of the survey.
- There are no proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repair at the time of the survey.
- All plottable easements are shown on survey.
- All insurance liability minimums have been met.



LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 10,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS, UTAH COUNTY, UTAH



ENSIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

www.ensigneng.com

FOR:
 MORTENSON DEVELOPMENT, INC
 700 MEADOW LANE NORTH
 MINNEAPOLIS, MN 55422

CONTACT:
 JON HINES
 PHONE: 763-287-5973

MOUNTAIN LAKES MOB
ALTAINSPS LAND TITLE & TOPOGRAPHY SURVEY
600 MILITARY ROAD
SARATOGA SPRINGS, UTAH



**ALTAINSPS
 LAND TITLE
 AND TOPOGRAPHY
 SURVEY**

PROJECT NUMBER: 11536
 PRINT DATE: 07/06/22
 DRAWN BY: T. HARRIS
 CHECKED BY: P. HARRIS
 PROJECT MANAGER: P. HARRIS

1 OF 1