

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

File No.: 114946-CAF

Policy No.: LX-12914959

Address Reference: 620 North Orchard Drive Unit #41
North Salt Lake, UT 84054

Amount of Insurance: \$243,000.00

Premium: \$827.00

Endorsements: ORT 4637-UT

\$42.00

Date of Policy: July 16, 2019 at 02:24 PM.

1. Name of Insured:

Utah Construction Loans, LLC, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the land which is encumbered by the insured mortgage is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

CW The Winnie Partnership, L.P., a Delaware Limited Partnership

4. The insured mortgage and assignments thereof, if any, are described as follows:

Construction Deed of Trust from CW The Winnie Partnership, L.P., a Delaware Limited Partnership to Cottonwood Title, Trustee for Utah Construction Loans, LLC, in the principal sum of \$243,000.00 dated July 15, 2019 and recorded July 16, 2019 in Book 7305, Page 1240, Entry Number 3172948.

5. The land referred to in this policy is situated in the County of Davis, State of Utah, and is described as follows:

Unit 41, contained within THE WINNIE - P.U.D., as the same is identified in the Record of Plat Map recorded in Davis County, Utah as Entry No. 3166613 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Winnie, recorded in Davis County, Utah as Entry No. 3166614 in Book 7286 at Page 313 (as said Declaration may have heretofore been amended or supplemented), together with the use and enjoyment in the Common Areas and Facilities.

6. This policy incorporates by reference those ALTA endorsements selected below:
NONE

SCHEDULE B

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EXCEPTIONS FROM COVERAGE

PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes for the year 2019 are accruing as a lien not yet due and payable under previous Parcel No. 01-061-0073. (covers this and other Land) Taxes for the year 2018 have been paid with other Land.

NOTE: Taxes for the year 2020 will be assessed under Parcel No. 01-504-0041.

2. The herein described Land is located within the boundaries of North Salt Lake City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis County Water Improvement District, South Davis Sewer Improvement District, South Davis Recreation District, South Davis Metro Fire District, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Easements, notes and restrictions as shown on the recorded plat for Woodland Subdivision No. 2, recorded June 4, 1951 as Entry No. 117795 in Book "P" of Liens and Leases at Page 133.
4. Reservation for storm sewer, as shown in that certain Quit Claim Deed, recorded March 28, 1962 as Entry No. 234254 in Book 238 at Page 690.
5. Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street formerly known as Hillside Drive, vacated by that certain Ordinance #295 recorded September 1, 1977, as Entry Number 471790 in Book 666 at Page 766, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.
6. An easement for storm drain purposes as evidenced by that certain Quit Claim Deed, dated December 30, 2003 and recorded December 31, 2003 as Entry No. 1945535 in Book 3446 at Page 99.
7. 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, from time to time, upon over, under and across a portion of the subject Land, recorded January 15, 1986, as Entry No. 724245, in Book 1070, at Page 255.

Re-recorded August 28, 1986 as Entry No. 749976 in Book 1108 at Page 766.
8. An access easement as evidenced by that certain Warranty Deed, dated May 4, 2004 and recorded May 5, 2004 as Entry No. 1984347 in Book 3533 at Page 1497.
9. Terms and conditions within that certain Easement Agreement, dated June 26, 2013 and recorded June 26, 2013 as Entry No. 2750515 in Book 5798 at Page 1604.
10. Easements, notes and restrictions as shown on the recorded plat.
11. Storm Water Management/BMP Facilities Maintenance Agreement by and between CW The Winnie Partnership LP and the City of North Salt Lake, Utah, dated March 18, 2019 and recorded April 15, 2019 as Entry No. 3153659 in Book 7241 at Page 310.
12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and

SCHEDULE B

Part I

(Continued)

liens provided for in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Winnie recorded June 18, 2019 as Entry No. 3166614 in Book 7286 at Page 313, 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.

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PART II

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that these matters are subordinate to the lien or charge of the insured mortgage upon the estate or interest:

NONE