



May 15, 2020

Standard ALTA Survey Requirements

SolRiver requires a current ALTA/NSPS as-built survey of any real property required for the Project. In order to assist the process of ordering the survey, these requirements and instructions should be given to the surveyor.

The survey will need to be prepared by a registered land surveyor approved by SolRiver and the survey plats will need to name and be certified to (1) the owner of the property, (2) SolRiver and the Project Company, and (3) the title insurance company.

The survey will need to comply with the "2016 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) and (b), 7(a), (b)(i) and (c), 8, 9, 10(a) (if applicable), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof, and must be dated not more than thirty (30) days prior to Closing.

In addition, the survey shall show the following items, whether or not covered by the ALTA/NSPS Minimum Standard Detail Requirements (as applicable):

1. All easements listed in the title insurance commitment should be shown (unless the easement is a general easement which cannot be located or platted), and identified on the survey plat by deed book and page number. The title examiner should forward a copy of the title commitment and exceptions to the surveyor.
2. The survey shall reference the most recent Title Commitment provided to Surveyor, with each Exception set forth in the Title Commitment shown on the survey. The survey shall include a clearly marked label with a number corresponding to the number of said Exception in the Title Commitment. If an Exception does not affect the lease area or is not locus to the construction area, the survey shall make a note of this in the legend.
3. A scale, a legend, a north arrow and a vicinity map locating the general area of the surveyed property;
4. All courses and distances of the boundaries of the property; these must correspond to the legal description of the property, and any discrepancies with the recorded legal description must be noted by the surveyor.
5. The location of all improvements on the property with a notation of the distances from the buildings to the lot and building setback lines of the property. If recorded covenants or restrictions, recorded plats or zoning ordinances require a building to be set back specified distances from street or property line, the survey must show the applicable set back lines and the measured distances from any building to the property lines.

6. The square footage of the improvements on the property.
7. The location of all rights-of-way, water courses, flood zones, wetlands, drains, sewers, utility easements, driveways, roads and other easements which serve the property or to which the property is subject.
8. The names and widths of streets adjacent to the property, with the right of way lines clearly marked. Where the property is not located at an intersection of two streets, the survey will need to show the distance from the nearest street intersection to a corner of the property surveyed.
9. Interior lines and facts or a certificate sufficient to insure contiguity if the business property is composed of several parcels.
10. Certification that the property does not lie within a flood zone as determined by the United States Department of Housing and Urban Development, with a reference to the appropriate flood zone map. If the business property does lie within a flood zone, the certification should reflect the flood zone classification and its meaning. The Base Flood Elevation for the property should be noted in the Legend.
11. The political subdivision, county and such other notations as will accurately locate the property surveyed.
12. A Certification signed by the surveyor, in the form attached hereto.

SURVEYOR'S CERTIFICATE

TO: [Project Company], SolRiver Capital, LLC, its successors and assigns, and [Title Company:
_____]:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2016 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) and (b), 7(a), (b)(i) and (c), 8, 9, 10(a) (if applicable), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on _____.

Date of Plat or Map: _____