

SCHEDULE B - SECTION 2 EXCEPTIONS

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
3. Easements, claims of easement or encumbrances which are not shown by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

Exceptions 1-7 will be eliminated in an ALTA Extended Coverage Policy.

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 1)

- 8. Taxes for the year 2018 are now accruing as a lien, not yet due and payable. (Tax I.D. 20-025-0005).

Taxes for the year 2017 are delinquent in the amount of \$5,749.36, plus penalties and interest. (Tax Parcel No. 20-025-0005). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 2)

- 9. Taxes for the year 2018 are now accruing as a lien, not yet due and payable. (Tax I.D. 20-025-0018).

Taxes for the year 2017 are delinquent in the amount of \$10,580.96, plus penalties and interest. (Tax Parcel No. 20-025-0018).

Taxes for the year 2016 are delinquent in the amount of \$546.43, plus penalties and interest. (Tax Parcel No. 20-025-0018). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

- 10. Taxes for the year 2015 are delinquent in the amount of \$10,112.71, plus penalties and interest. (Tax Parcel No. 20-025-0018). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

11. Said Property is located within the boundaries of Weber County, Weber Basin Water District, Weber Fire District, Weber Area Dispatch 911 and Emergency Services, and is subject to all assessments and service charges levied thereof. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

12. Terms and Conditions of Ordinance No. 12-81, creating the Weber County Fire Protection Service Area No. 4 - Fire Protection, recorded December 22, 1981, as Entry No. 849262, in Book 1394, at Page 1772, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

13. Terms and Conditions of Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District, recorded January 24, 2006, as Entry No. 2156401, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

14. Terms and Conditions of Resolution No. 27-2012, a Resolution of the Board of County Commissioners of Weber County, Utah, confirming the tax to be levied for municipal services provided to the unincorporated area of Weber County, recorded December 13, 2012, as Entry No. 2610456, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

15. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015, as Entry No. 2718461, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

16. Certificate of Annexation of the Ogden Valley Parks Service Area, recorded December 28, 2017, as Entry No. 2897532, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

17. Terms and Conditions of the Ogden Valley Parks Service Area Notice of Impounding Boundary Action (Boundary Adjustment), recorded December 28, 2017, as Entry No. 2897533, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

18. Terms and Conditions of Weber County Resolution No. 43-2017, a Resolution to initiate the annexation of unincorporated area of Weber County into the Ogden Valley Parks Service Area, recorded December 28, 2017, as Entry No. 2897534, of the official records of WEBER, County Recorders Office.

Terms and Conditions of Resolution of Ogden Valley Parks Service Area (Resolution 5) Approving an adjustment of the districts boundary, recorded December 28, 2017, as Entry No. 2897535, of the official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

19. Subject to all existing restrictions, roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way, easements thereof. (AFFECTS THE SUBJECT PROPERTY NOT AS SHOWN HEREON)

20. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course of water level of a navigable river or lake;

c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

21. Subject to Riparian Rights of others in and to the Ogden River as their interests may appear. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

22. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the above described tract of land, together with the right of the proprietor of a vein of lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

23. Reservations, Rights, Easements or other matters as may be set forth in the Patent, by the United States of America, recorded September 23, 1901, in Book 40, at Page 17, of official records of WEBER, County Recorders Office. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)

24. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 30, 1942, in Book 144, at Page 489, WEBER County Recorder's Office. (DOES NOT AFFECT SUBJECT PROPERTY, THE EASEMENT IS ON THE SOUTHERLY SIDE OF HIGHWAY 39)

25. A Slope Easement, dated October 24, 1958, conveyed to the State Road Commission of Utah for the purpose of constructing and maintaining thereon cut and/or fill slopes and necessary drainage ditches and appurtenant parts thereof, recorded November 24, 1958, as Entry No. 303732, in Book 596, at Page 193, of official records of WEBER, County Recorders Office. (DOES NOT AFFECT THE SUBJECT PROPERTY, THE SUBJECT PROPERTY BEGINS AT ENTINEERS STATION 271+89.22 AND ENDS AT 276+89.01, THE SLOPE EASEMENT DESCRIBED IN EXCEPTION 25 LIES BETWEEN ENGINEERS STATIONS 277+14 AND 278+46)

26. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 31, 1959, as Entry No. 313551 in Book 611, at Page 511, WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON WIDTH IS NOT SPECIFIED)

27. A perpetual easement, dated September 13, 1965 in favor of the United States of America, to construct, reconstruct, operate and maintain a pipeline, recorded April 13, 1966, as Entry No. 471711, in Book 834, at Page 32, of official records of WEBER, County Recorders Office. (DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT DESCRIBED IS IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SUBJECT PROPERTY LIES WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER)

28. 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 property. Said Right of Way Easement recorded August 17, 1971, as Entry No. 555918, in Book 973, at Page 489, WEBER County (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

29. Notice of Location of Mineral Deposit by Charles Ed Popovich, recorded March 7, 1995, as Entry No. 1335346, in Book 1748, at Page 2834, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, BLANKET IN NATURE)

30. Terms and Conditions of the Deferring Public Improvements Agreement by and between Kevin Bell & Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391968, in Book 1795, at Page 264, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, OBLIGATION OF PROPERTY OWNER TO PAY FOR FUTURE INSTALLATION OF 220.22 FEET OF SIDEWALK)

31. Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391969, in Book 1795, at Page 268, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED HEREON)

32. Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391970, in Book 1795, at Page 271, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HERON)

33. Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391971, in Book 1795, at Page 272, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

34. Terms and Conditions of an Easement Agreement dated February 10, 1976 by and between Ogden River Water Users Association and State of Utah Water Resources, recorded March 11, 1980, as Entry No. 805357, in Book 1347, at Page 691, of official records of WEBER, County Recorders Office. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, EASEMENT IS BLANKET IN NATURE)

35. Subject to a 36" Ogden City Water Line within a 16' Easement, as disclosed on the Reeve & Reeve Engineering, Inc. record of Survey, dated February 9, 1996. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

36. Any and all matters which may be disclosed by and accurate ALTA/ACSM Survey, including but not limited to Item No.s. 8, 10, 11 and 13 of "Table A" of the Minimum Standard Detail Requirements, dated October 17, 1992 (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

37. Subject to the rights of parties in possession of the subject property under unrecorded leases, contracts rental or occupancy agreements and any claims, rights, or interests arising thereunder. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

38. ALL-INCLUSIVE TRUST DEED WITH ASSIGNMENT OF RENTS securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:

Dated: May 30, 1997
Amount: \$299,214.40, plus interest
Trustor: Daniel J. Phelps
Trustee: Associated Title Company, a Utah corporation Beneficiary: K & J Lodging, L.C.
Recorded: June 3, 1997
Entry No: 1475055
Book: 1865
Page: 370

(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

39. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:
Dated: February 6, 2001
Amount: \$565,950.00, plus interest
Trustor: Alaskan Inn of Ogden, L.C.
Trustee: Centennial Bank
Beneficiary: Centennial Bank
Recorded: February 7, 2001
Entry No: 1750744
Book: 2115
Page: 923

(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

40. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:
Dated: April 19, 2002
Amount: \$710,000.00, plus interest
Trustor: Alaskan Inn of Ogden, L.C.
Trustee: American Preferred Title, LLC
Beneficiary: Centennial Bank
Recorded: April 23, 2002
Entry No: 1842638
Book: 2226
Page: 1148

SUBSTITUTION OF TRUSTEE, dated May 8, 2008, wherein Centennial Bank is the duly appointed and substituted Trustee under hereinabove mentioned Trust Deed by document recorded July 8, 2018 as Entry Number. 2354736, WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

41. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:
Dated: September 13, 2007
Amount: \$1,860,000.00, plus interest
Trustor: Alaskan Inn, L.C. as to an undivided 85% interest, and J. Todd Anderson, as to an undivided 15% interest
Trustee: Bank of Utah
Beneficiary: Bank of Utah
Recorded: September 17, 2007
Entry No: 2292346

(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

42. Assignment of Rents dated September 13, 2007 and recorded September 17, 2007, as Entry No. 2292347, in the office of the WEBER County Recorders Office, wherein Alaskan Inn, L.C. as to an undivided 85% interest, and J. Todd Anderson, as to an undivided 15% interest assigns all rent leases, income and profits accruing from said property to Bank of Utah.

(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

(The following One (1) exception(s) may affect the interest of the current vested owner(s) of the subject property James T. Anderson)

43. Chapter 13 Bankruptcy, filed August 29, 2016, by James T. Anderson (xxx-xx-6526), as Case No. 16-27546, United States Bankruptcy Court, District of Utah (Awaiting Closing). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

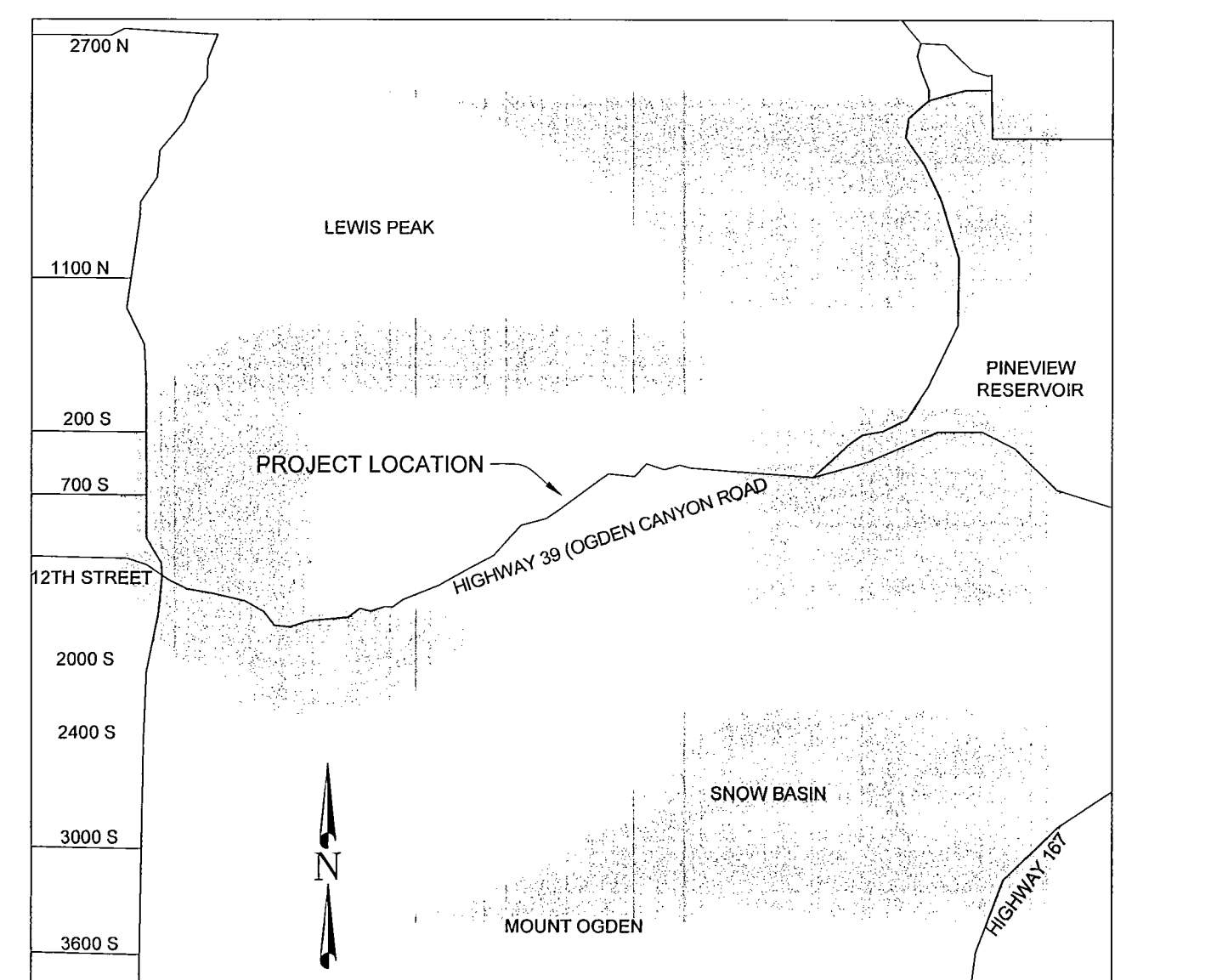
NOTES

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE CVR-1 ZONE (PARCEL 1) AND THE FR-1 ZONE (PARCEL 2).
B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "AE" PER MAP NUMBER 49057C0219E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
C. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
D. THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
E. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
F. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
G. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
H. THE SUBJECT PARCEL CONTAINS THIRTY TWO (32) REGULAR PARKING SPACES, ONE (1) HANDICAPPED PARKING SPACES FOR A TOTAL OF THIRTY THREE (33) PARKING SPACES.
I. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 429 AND 435 OGDEN CANYON ROAD, OGDEN UTAH, AND WAS OBSERVED IN THE FIELD.
J. THE BUILDING HEIGHT IS MEASURED FROM THE FINISHED FLOOR OF THE MAIN LEVEL TO THE ROOF PEAK.
K. LOCATION OF PHYSICAL UTILITY LINE DIFFERS THEN MEETS AND BOUNDS DESCRIPTION AS SHOWN HEREON.
L. THE TOP BANK OF THE OGDEN RIVER VARIES FROM MEETS AND BOUNDS DESCRIPTION AS SHOWN HEREON.
M. BUILDING FINISHED FLOORS ARE ABOVE THE BASE FLOOD ELEVATION.

UTILITY CONTACT

Table with columns: Code, Name, Phone, Contact Name, Email, Comments, Description. Includes entries for CCUT2 (Comcast), CTLUT01 (CenturyLink), OGDEN (Ogden City Corporation), PVWTR (Pineview Water Systems), RMOPOG (Rocky Mountain Power), SYRINGA (Syringa Networks), WEBERCO (Weber County).

VICINITY MAP



BOUNDARY DESCRIPTION

Parcel 1: All that land in Weber County, Utah, being a part of the Southeast Quarter of Section 18, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point on the North right of way line of State Highway 39 which is South 41°11'53" West 225.37 feet from a Brass Cap Right of Way Monument on the North right of way line of State Highway 39 (Station 276+81.09) from which the Southwest corner of said Southeast Quarter of Section 18, bears South 30°32'08" West 868.51 feet, running thence South 41°11'53" West along said right of way line 172.50 feet, thence South 34°55'23" West along said right a way line 104.11 feet to the East bank of the Ogden River, thence along said bank the following four courses: (1) North 35°48'17" West 115.20 feet, (2) North 11°17'31" West 30.59 feet, (3) North 15°52'08" East 118.07 feet, and (4) North 26°55'23" East 128.71 feet, thence South 48°48'07" East 207.38 feet to the point of beginning.

Parcel 2: Part of the Southeast Quarter of Section 18, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a Brass Cap Right of Way Monument on the North right of way line of Highway 39 (Station 276+81.09) from which Southwest corner of said Southeast Quarter section bears South 30°32'08" West 868.51 feet, running thence along the North right of way line of said Highway 39 as follows: South 41°11'53" West 225.37 feet, thence North 48°48'07" West 207.38 feet to the East bank of the Ogden River, thence two courses along said East bank as follows: North 26°55'23" East 71.25 feet and North 43°32'23" East 127.47 feet to the South side of a bridge, thence North 52°25'23" East 23.33 feet along the East side of the Ogden River, thence South 47°21'52" East 20.00 feet, thence North 52°25'23" East 20.31 feet, thence South 47°21'52" East 191.38 feet to the North right of way line of said Highway 39, thence Southwesterly along the arc of a 980.37 foot radius curve to the left 8.56 feet to the point of beginning.

Less and Excepting therefrom a 33 foot roadway dedeed to Weber County located 20 feet West of the Easterly Boundary Line herein described. Beginning at a point which is South 41°46'30" West 11.47 feet from a Brass Cap Right of Way Monument on the North right of way line of State Highway 39 (Station 276+81.09), said Right of Way Monument bears North 31°06'45" East 868.51 feet from the Southwest corner of said Southeast Quarter section, running thence South 41°46'30" West 33.00 feet along the North right of way line of said Highway 39, thence North 46°47'15" West 220.22 feet to the East bank of the Ogden River, thence North 44°07" East 10 feet along said East bank to the South side of a bridge, thence North 53°00" East 23.33 feet, thence South 46°47'15" East 215.27 feet to the point of beginning.

Excepting therefrom the property conveyed to Ogden City Corporation for its pipeline, part of the Southeast Quarter of Section 18, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North right of way line of State Highway 39, which is 868.51 feet North 31°06'45" East 203.37 feet South 41°46'30" West from which the Southwest corner of the Southeast Quarter of said Section 18, said point being 203.37 feet South 41°46'30" West from a Brass Cap Right of Way Monument on said North right of way line (Station 276+81.09), and running thence two (2) courses along the North right of way line of said State Highway 39 as follows: South 41°46'30" West 24.13 feet and Southwesterly along the arc of a 844.02 foot radius curve to the left 15.88 feet (long chord bears South 41°14'10" West 15.88 feet), thence North 48°13'30" West 60.97 feet, thence South 41°46'30" West 147.00 feet, thence South 48°13'30" East 76.69 feet to said North right of way line of State Highway 39, thence (2) courses along said North right of way line of State Highway 39 as follows: Southwesterly along the arc of an 844.02 foot radius curve to the left 36.68 feet (Long chord bears South 29°24'12" West 36.68) feet and South 28°09'30" West 4.29 feet, thence North 48°13'30" West 110.56 feet, thence North 41°46'30" East 287.11 feet, thence North 71°46'30" East 63.68 feet, thence North 41°46'30" East 45.00 feet, thence South 46°47'15" East 24.00 feet, thence South 41°46'30" West 42.84 feet, thence South 71°46'30" West 61.66 feet, thence South 41°46'30" West 63.41 feet, thence South 48°13'30" East 60.82 feet to the point of beginning.

Subject to the following described Right of Way a strip of land 24 feet wide lying 12 feet on each side, adjacent and parallel to the following described centerline: Beginning at a point on the West line of an existing county road which is South 41°11'53" West 44.47 feet and North 47°21'52" West 97.93 feet from a Brass Cap Right of Way Monument on the North right of way line of State Highway 39 (Station 276+81.09) from which the Southwest corner of the Southeast Quarter of Section 18, Township 6 North, Range 1 East, Salt Lake Base and Meridian, bears South 30°32'08" West, 868.51 feet, running thence South 42°38'08" West, 163.41 feet to the East line of Roger Wynn Property.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY ARTISAN TITLE INSURANCE AGENCY. ORDER NUMBER 8283 WITH AN EFFECTIVE DATE OF JULY 31, AT 8:00 A.M. THE SURVEY WAS ORDERED BY KEREN ALPERT. THE BASIS OF BEARING IS A LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN AND THE U.D.O.T. RIGHT-OF-WAY MARKER AT STATION 276+81.09 WHICH BEARS NORTH 30°32'08" EAST 868.51 FEET, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA/NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO: ARTISAN TITLE INSURANCE AGENCY, ML RESORTS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, NOA BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR GRP CAPITAL.

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 IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBER 8283 WITH AN EFFECTIVE DATE OF JULY 31, 2018 AT 8:00 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B1, 7C, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19TH, 2018.

SIGNED THIS 29TH DAY OF JANUARY, 2019.

RECEIVED PAY 06 2019 BY: 6238

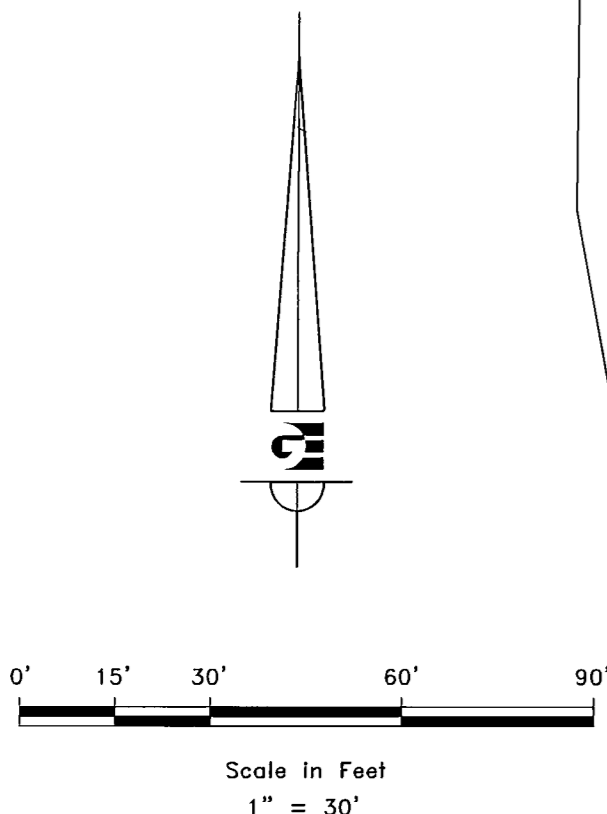
Professional Land Surveyor seal for Klint H. Whitney, License No. 8227228, State of Utah. Includes signature and name.

Vertical banner for Gardner Engineering, Inc. with contact information: 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202. FAX: 801.476.0066. Also includes 'ALTA SURVEY FOR GRP CAPITAL' and 'LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.' text.

STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES
200250004

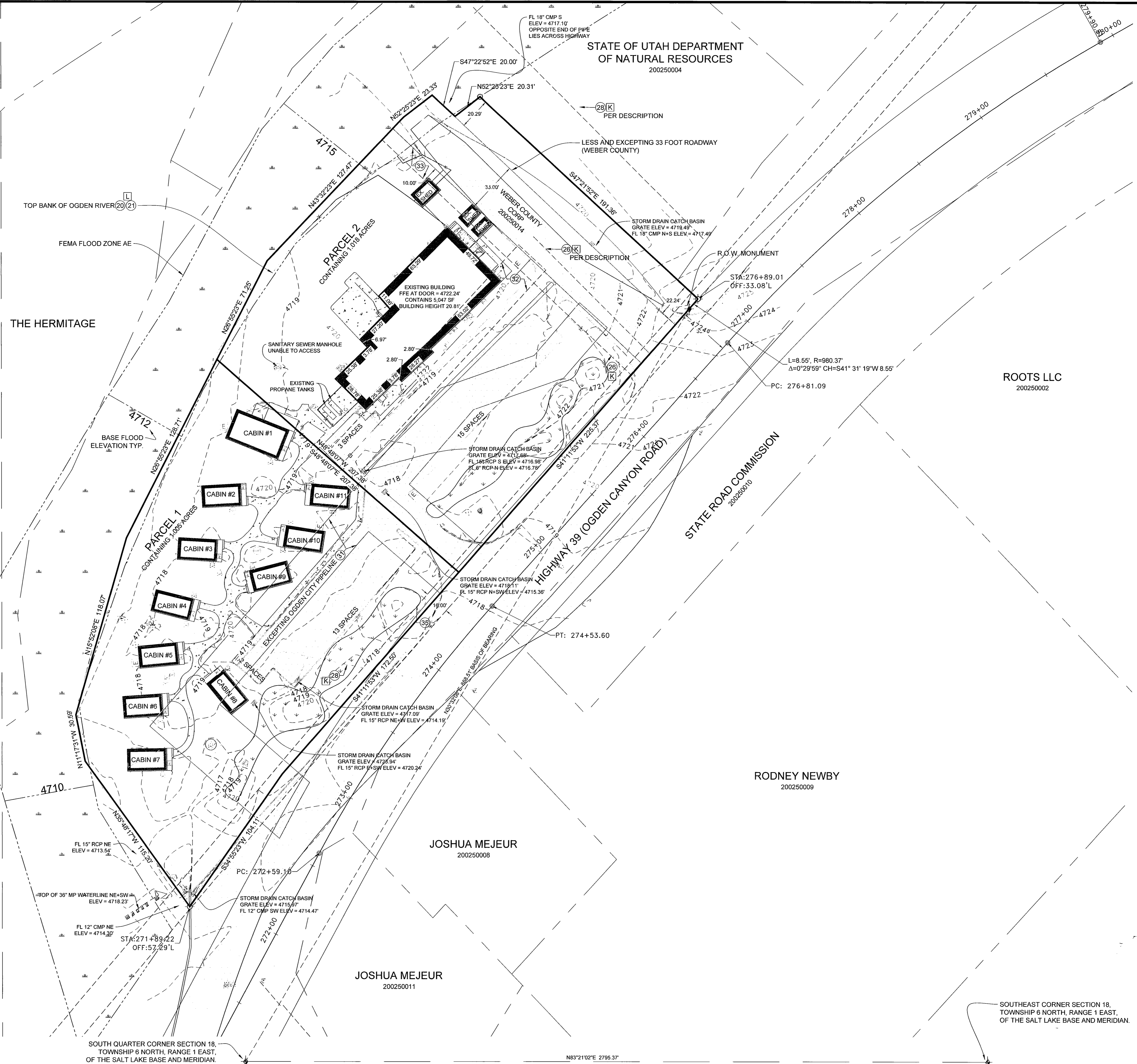
CABIN DETAILS

- CABIN #1 FFE AT DOOR = 4720.06'
20.3'x36.5' CONTAINS 688 SF
BLDG HEIGHT 11.12'
- CABIN #2 FFE AT DOOR = 4719.74'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #3 FFE AT DOOR = 4719.75'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #4 FFE AT DOOR = 4719.85'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #5 FFE AT DOOR = 4719.86'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #6 FFE AT DOOR = 4719.72'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #7 FFE AT DOOR = 4719.05'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #8 FFE AT DOOR = 4719.68'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #9 FFE AT DOOR = 4719.72'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #10 FFE AT DOOR = 4719.88'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #11 FFE AT DOOR = 4720.15'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'



LEGEND

- | | | | |
|--|---------------------------------|--|---------------------------------|
| | COUNTY MONUMENT AS NOTED | | EXISTING WATER VALVE |
| | SET 24" REBAR AND CAP | | EXISTING FIRE HYDRANT |
| | MARKED GARDNER ENGINEERING | | EXISTING SANITARY MANHOLE |
| | PROPERTY LINE | | EXISTING SANITARY CLEANOUT |
| | ADJACENT PARCEL | | EXISTING CATCH BASIN |
| | SECTION LINE | | EXISTING POWER POLE |
| | CENTERLINE | | EXISTING IRRIGATION MANHOLE |
| | RIGHT-OF-WAY LINE | | EXISTING ELECTRICAL TRANSFORMER |
| | EXISTING FENCE LINE | | EXISTING TELEPHONE MANHOLE |
| | EXISTING WATER LINE | | EXISTING TELEPHONE PEDESTAL |
| | EXISTING SANITARY SEWER LINE | | EXISTING GAS METER |
| | EXISTING STORM DRAIN LINE | | EXISTING AC UNIT |
| | EXISTING OVERHEAD POWER LINE | | EXISTING CONCRETE |
| | EXISTING UNDERGROUND POWER LINE | | EXISTING LANDSCAPE AREA |
| | EXISTING FIBER OPTIC LINE | | |
| | EXISTING GAS LINE | | |
| | OGDAN CITY PIPELINE PARCEL | | |
| | WEBER COUNTY ROADWAY PARCEL | | |



| | |
|------------------|----------------|
| SCALE: 1:30 XREF | DATE: 11/29/18 |
| DESIGN: _____ | DRAWN: MLL |
| CHECKED: KHW | |

RECEIVED
MAY 06 2019
BY: 6238

ALTA SURVEY FOR GRP CAPITAL
429 AND 435 OGDEN CANYON ROAD, OGDEN UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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SOUTHEAST CORNER SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST,
OF THE SALT LAKE BASE AND MERIDIAN.