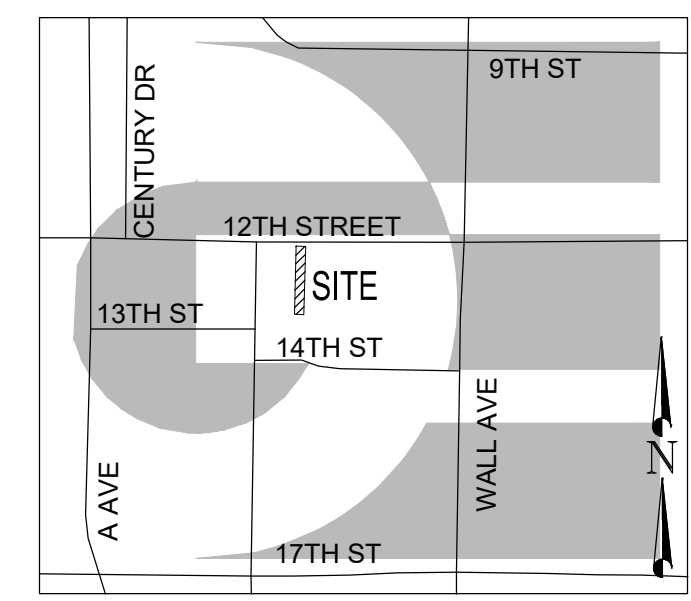


SCHEDULE B - SECTION 2 EXCEPTIONS

VICINITY MAP



BOUNDARY DESCRIPTION

Part of the Southwest quarter of Northwest quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 331 feet South and 379.5 feet West from the center of said Northwest quarter of Section 20, and running thence South 784.5 feet; thence West 83.3 feet; thence North 784.5 feet; thence East 83.3 feet along the South line of Twelfth Street to the place of beginning.

Less and excepting therefrom the following:

Part of the Northwest quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 596.00 feet South of the South line of 12th Street said point being 334.61 feet South, 379.50 feet West (North 89°03'15" West) and 596.00 feet South from the center of the Northwest quarter of said Section 20; running thence South 188.50 feet; thence West 83.29 feet; thence North 189.88 feet; thence South 89°03'15" East 83.30 feet to the point of beginning.

NOTES

- A. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 271 WEST 12TH STREET, OGDEN, UT 84404.
- B. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO.49057C0426E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- C. A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR AT THIS TIME.
- D. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- E. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- F. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- G. 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.
- H. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- J. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- K. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST 12TH STREET, A PUBLIC RIGHT-OF-WAY.

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 UTAH FIRST TITLE INSURANCE COMPANY, FILE NUMBER 39859 WITH AN EFFECTIVE DATE OF APRIL 13, 2021 AT 8:00 A.M. THE SURVEY WAS ORDERED BY BEL CANTO ASSET GROWTH FUND. THE BASIS OF BEARING IS THE CENTERLINE OF GIBSON AVENUE BETWEEN THE MONUMENTS AT 13TH STREET AND 12TH STREET WHICH BEARS NORTH 01°18'03" EAST, NAD 83 STATE PLAN GRID BEARING.

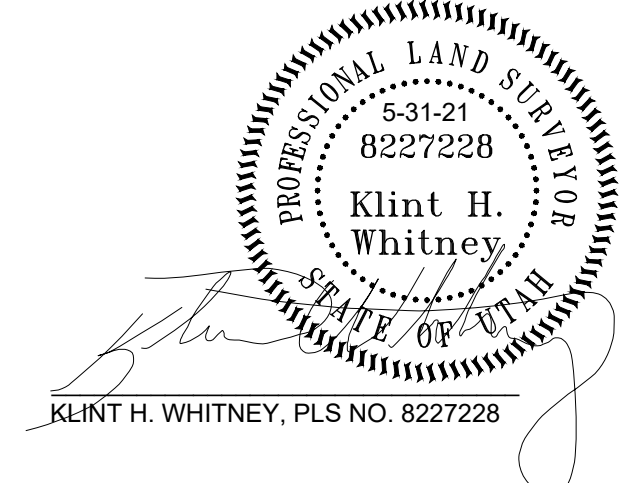
SURVEYOR'S CERTIFICATE

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 59, 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:

BEL CANTO ASSET GROWTH FUND, LLC, ITS SUCCESSORS AND ASSIGNS
UTAH FIRST TITLE INSURANCE AGENCY

THAT THIS MAP OR PLAT 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, 5, 6(a), 6(B), 7(A), 7(B), 8, 11, 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 27, 2021.

DATE OF PLAT OR MAP: MAY 31, 2021.



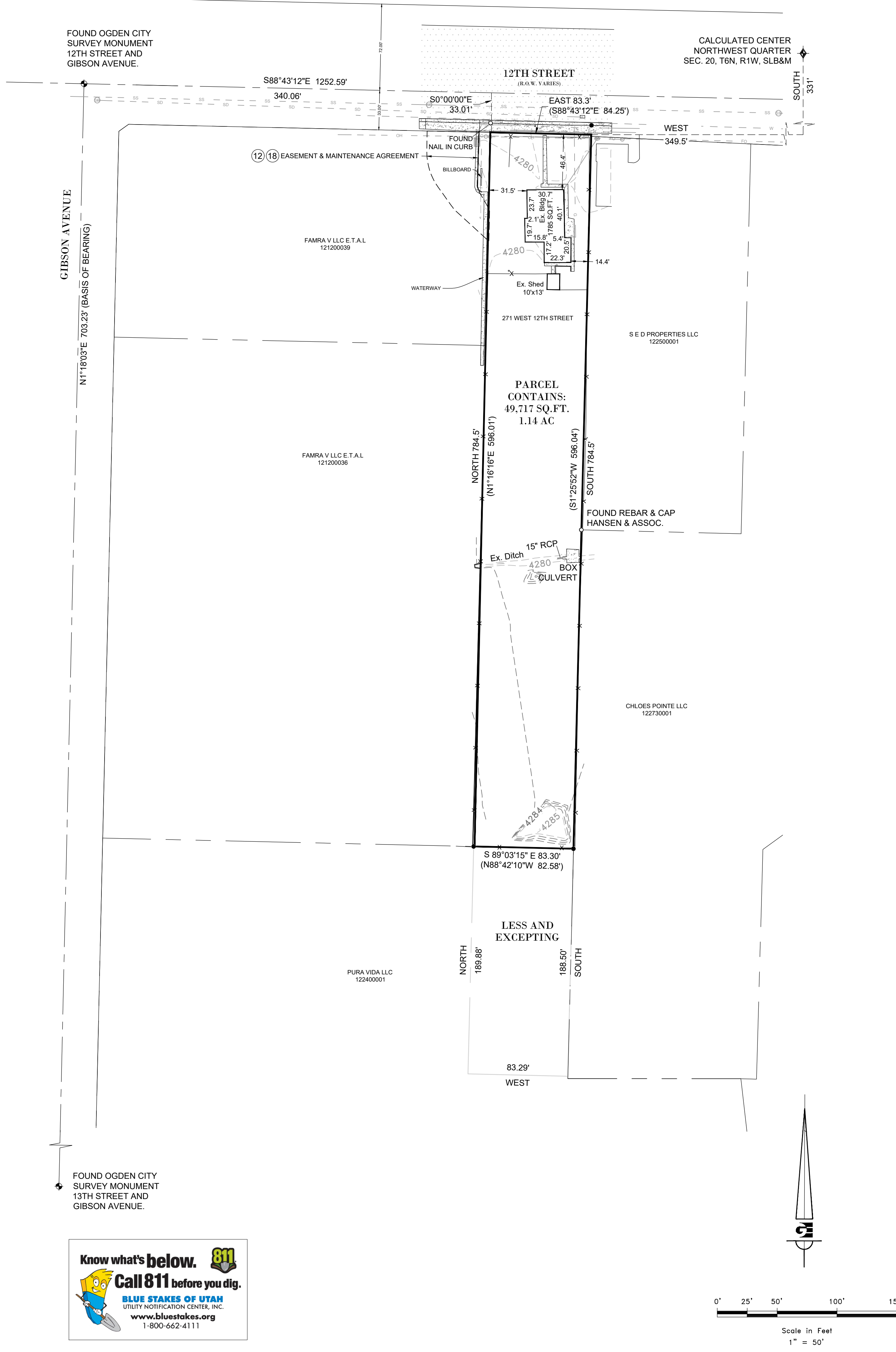
1. The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records. (NOT A SURVEY MATTER)
2. Any facts, rights, interests, 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. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
3. Easements, claims of easement or encumbrances that are not shown in the Public Records. (NOT A SURVEY MATTER)
4. 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. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water. (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 in the Public Records. (NOT A SURVEY MATTER)
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching to the subsequent effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. (NOT A SURVEY MATTER)
8. Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (NOT A SURVEY MATTER)
- (Items 1-7 will be deleted on Lender's Policy)
9. General property taxes for the year 2021 now a lien, not yet due. Tax ID No. 12-120-0006
- General property taxes for the year 2020 were paid in the amount of \$4,196.62. (NOT A SURVEY MATTER)
10. Said land is included within the incorporated city limits of Ogden, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby. (NOT A SURVEY MATTER)
11. Said land is included within the bounds of the Weber County; Central Weber Sewer Improvement District; Ogden City Schools District; Weber Basin Water Conservancy District (Special), and is subject to any charges and assessments made thereby. (NOT A SURVEY MATTER)
12. All rights of way, easements, restrictions, covenants, and conditions appearing of record. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
13. Resolution No. 23-2005 recorded January 24, 2006 as Entry No. 2156401 of Official Records. (NOT A SURVEY MATTER)
14. Certificate of Creation recorded January 2015 as Entry No. 2718461 of Official Records. (NOT A SURVEY MATTER)
15. Subject to a Boundary Line Conflict Affecting the West approximate 3.5 feet of said property. (NO SUCH BOUNDARY LINE CONFLICT FOUND)
16. A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution, and telephone circuits, in favor of Utah Power and Light Company, and the terms and conditions thereof, recorded July 1, 1943 in Book 167 at Page 315 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY. THE ABOVE REFERENCED DOCUMENT DESCRIBES A RIGHT-OF-WAY FOR HIGHWAY PURPOSES IN SEC. 13, T5N, R2W)
17. Easement, and the terms and conditions thereof, in favor of the Utah Department of Transportation, recorded July 20, 2007 as Entry No. 22979459 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY. TEMPORARY EASEMENT EXPIRED 3 YEARS AFTER CONSTRUCTION COMMENCED)
18. Easement and Maintenance Agreement, and the terms and conditions thereof, in favor of Planned Outdoor Living Inc., recorded August 24, 2020 as Entry No. 3078905 of Official Records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

UTILITY CONTACT

Code	Name	Phone	Contact Name	Email	Comments	Description
ATDR	AT&T - AMERICAN TELEPHONE & TELEGRAPH	208-236-2488	ROB WILLIAMSON	RWILLIAMSON@ATT.COM		FIBER OPTICS
CCU700	COMCAST	435-224-2356	JEFF HOUSTON	JEFFHOUSTON@TELECOM.CA		CATV & FIBER MRKD BY USIC
CTLUT01	LUMEN/CENTURYLINK	385-429-7327	LARRY BUHLER	LARRYBUHLER@LUMEN.COM		FBR & PHN MRKD BY STAKE CENTER
DWCI	DINSDALE WATER COMPANY, INC	801-240-6107	STACEY KUNZ	DINSDALEGM@GMAIL.COM	OR LAUNA DUTZLER #385-244-7272	SECONDARY IRRIGATION WATER
MCI	VERIZON BUSINESS (MCI)	800-624-8624	NATIONAL FIBER SECURITY	INVESTIGATIONS@VERIZON.COM	EMAIL PREFERRED - ALL INQUIRIES MUST INCLUDE LOCATION MAP INCLUDING COUNTY, CITY, AND STATE. CROSS STREETS, INFORMATION	FIBER MRKD BY STAKE CENTER
OGDEN	OGDEN CITY CORPORATION	801-629-3543	TED BULLOCK	TEDBULLOCK@OGDENCITY.COM		SEWER & CULINARY WATER
QQCOCL	DOMINION ENERGY UTAH	801-124-1279	SLM MAPPING DEPARTMENT		FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
RMP0GD	ROCKY MOUNTAIN POWER - OGDEN	503-813-6933	JOEL SIMMONS	GISEDEPT@PACIFICORP.COM		POWER MRKD BY USIC
SYRINGA	SYRINGA NETWORKS	800-454-2744	ENGINEERING	GIS@SYRINGANETWORKS.NET		FBR & PHN MRKD BY STAKE CENTER
UDOTR1	UDOT REGION 1	801-620-1652	AUSTIN LARUE	ALARUE@UTAH.GOV		FIBER OPTICS & TRAFFIC SIGNALS
ZAYOUT	ZAYO FIBER SOLUTIONS	801-808-7265	SYLVAN STEWART	SYLVAN.STEWART@ZAYO.COM		FIBER MARKED BY STAKE CENTER

LEGEND

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



SCALE: N/A DATE: 05-31-2021 DESIGN: DRAWN: SGP CHECKED: KHW

REVISIONS

DATE	DESCRIPTION

DWG.: 8-2021-1-MS- SURVEY-18 - THE ABBEY ALTA/NSPS/PLAT/UTAH

ALTA SURVEY FOR BEL CANTO ASSET GROWTH FUND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.
CITY OF OGDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 37.5 EAST OGDEN, UT
OFFICE: 801.476.6202 FAX: 801.476.6066

S1

1