

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from Utah First Title Insurance Agency under File No. 38903 dated April 5, 2021 @ 8:00 A.M.

EXCEPTION NO. 1-11 (NOT A SURVEY MATTER)

All rights of way, easements, restrictions, covenants, and conditions appearing of record.

EXCEPTION NO. 13 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Certificate of Creation creating the Northern Utah Environmental Resource Agency (NUERA) recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 14 (PLOTTED CONTIGUOUS WITH THE NORTH AND PART OF THE WEST LINES OF PARCEL) Quit Claim and Easement Agreement by and between Rubin Inc. and Ogden City Redevelopment Agency recorded March 9, 1998 as Entry No. 1526678 in Book 1912 at Page 2167 of Official Records.

EXCEPTION NO. 15 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Notice of Adoption of Redevelopment Plan Entitled "25th Street Redevelopment Project" recorded August 16, 1985 as Entry No. 944952 in Book 1473 at Page 1264 of Official Records.

EXCEPTION NO. 16 (NOT A SURVEY MATTER) Certificate of Historic Appropriateness regarding the Tom Chung Building recorded September 8, 2015 as Entry No. 2364886 of Official Records.

EXCEPTION NO. 17 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) An Ordinance of Ogden City, Utah, providing for new assessments within the Utah Central Business Improvement District No. 1 recorded June 7, 2000 as Entry No. 1709915 in Book 2076 at Page 217 of Official Records.

EXCEPTION NO. 18 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) An Ordinance of Ogden City, Utah, providing for new assessments within the Utah Central Business Improvement District No. 1 recorded January 9, 2004 as Entry No. 2004067 in Book 2076 at Page 217 of Official Records.

EXCEPTION NO. 19 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) An Ordinance of Ogden City, Utah, providing for new assessments within the Utah Central Business Improvement District No. 1 recorded March 23, 2004 as Entry No. 2019270 of Official Records.

EXCEPTION NO. 20 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Resolution No. 23-2005 Creating and Establishing a Special Service District as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of Official Records.

EXCEPTION NO. 21 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Ordinance No. 2012-39 for the Creation of a New Special Assessment Area recorded July 9, 2012 as Entry No. 2584776 of Official Records.

EXCEPTION NO. 22 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Ordinance No. 2012-43 for the Levy of New Assessment on all designated Business/Commercial Properties recorded August 24, 2012 as Entry No. 2592419 of Official Records.

EXCEPTION NO. 23 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Ordinance No. 2804442 for the Creation of a New Special Assessment Area recorded July 20, 2016 as Entry No. 2804447 of Official Records.

EXCEPTION NO. 24 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Notice of Adoption of Ordinance No. 2016-37 and Notice of Assessment Interest recorded July 20, 2016 as Entry No. 2804453 of Official Records.

TITLE DESCRIPTIONS

PARCEL 1:
Part of Lot 1, Block 23, Plat "A", Ogden City Survey, Weber County, Utah:

Beginning at a point 2.6 feet East of the Southwest Corner of said Lot 1; and running thence East 65.5 feet; thence North 132 feet; thence West 65.5 feet; thence South 132 feet to the place of beginning.

PARCEL 2:
Part of Lots 1 and 2, and Block 23, Plat "A", Ogden City Survey, Weber County, Utah:

Beginning at a point 2 feet 6 inches East of the Southeast Corner of said Lot 2; and running thence West 52 feet and 6 inches; thence North 132 feet; thence East 52 feet 6 inches; thence South 132 feet to the point of beginning.

Parcel 1 and 2 combined are described by survey as follows:
A part of Lots 1 and 2, Block 23, Block 23, Plat "A" Ogden City Survey:

Beginning at the Southeast Corner of said Lot 2, said point begin North 89°02'00" West 382.95 feet and North 00°58'00" East 49.50 feet from and the Ogden City Survey Monument at the Intersection of Lincoln Avenue and 25th Street; running thence North 89°02'00" West 50.00 feet; thence North 00°57'04" East 132.00 feet; thence South 89°02'00" East 118.00 feet; thence North 00°57'04" West 132.00 feet; thence North 89°02'00" West 68.00 feet to the place of beginning.

PARCEL 3:
Those appurtenant rights created by quit claim and easement agreement recorded March 9, 1998 as Entry No. 1526678 in Book 1912 at page 2167 described as follows:

Beginning at a point on the West line of Lincoln Avenue, Ogden, Utah, said point being North 00°58'00" East 157.75 feet from the Southeast Corner of Block 23, Plat A, Ogden City Survey; thence North 89°02'00" West 666.0 feet to the West line of said Block 23; thence North 00°58'00" East 15.0 feet; thence South 89°02'00" East 666.0 feet; thence South 00°58'00" West 15.0 feet to the point of beginning.

Individual Easement: A parcel of land located in the Southwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Described as follows:

Beginning at a point which is North 00°58'00" East 132.0 feet and South 89°58'00" East 330.91 feet from the Southwest Corner of Block 23, Plat A, Ogden City Survey; thence North 00°58'00" East 25.75 feet; thence South 89°02'00" East 17.50 feet; thence South 00°58'00" West 25.75 feet; thence North 89°02'00" West 17.50 feet to the point of beginning.

NOTES

- Gross land area for both parcels is 15,576 square feet or 0.359 Acres.
- No zoning information was provided to the surveyor at the time of survey.
- There are no building currently on this property.
- The amount of parking spaces is unclear with the parking area being owned by Ogden Neighborhood Development Agency and being in the Right of way of 25th street. However parking spaces near the property have been shown on this survey.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting field work.
- There are no proposed changes in the Right of Way lines to the knowledge of the Surveyor.
- No area has been designated as wetlands to the knowledge of the Surveyor.
- Bench mark locations are as follows:
 - Centerline Monument in the intersection of Lincoln Ave and 25th street Elevation 4302.44'
 - Local Bench mark Found Nail and Washer North of the boundary showed here on Elevation 4300.98'.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawing received from the designing Engineer, and respectable utility companies. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ZONING STATEMENT

All four parcels appear to be in Zone DDR (Defense Depot Research and Development). According to information gathered by the surveyor November 20, 2020 from Ogden City's Zoning GIS Map. No Zoning information was provided to the Surveyor for any of the parcels from the client.

FLOOD PLAIN

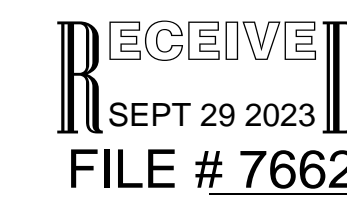
This property lies entirely within flood Zone X (Shading) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0426E dated 16 December, 2005. Flood Zone X (Shading) is defined as with a 0.2% chance of annual Flood Hazard.

CERTIFICATION

To Bel Canto Asset Growth Fund, LLC, its successors and assigns, Utah First Title Insurance Agency, and Union Station LLC, a Utah limited liability 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/NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a)(b)(c), 8, 9, 11, 13, 16, 17, and 18 of Table A thereof.

The field work was completed on 12-01-2020.



Date: 06/29/2021
Andy Hubbard
Utah PLS No. 6242900

NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

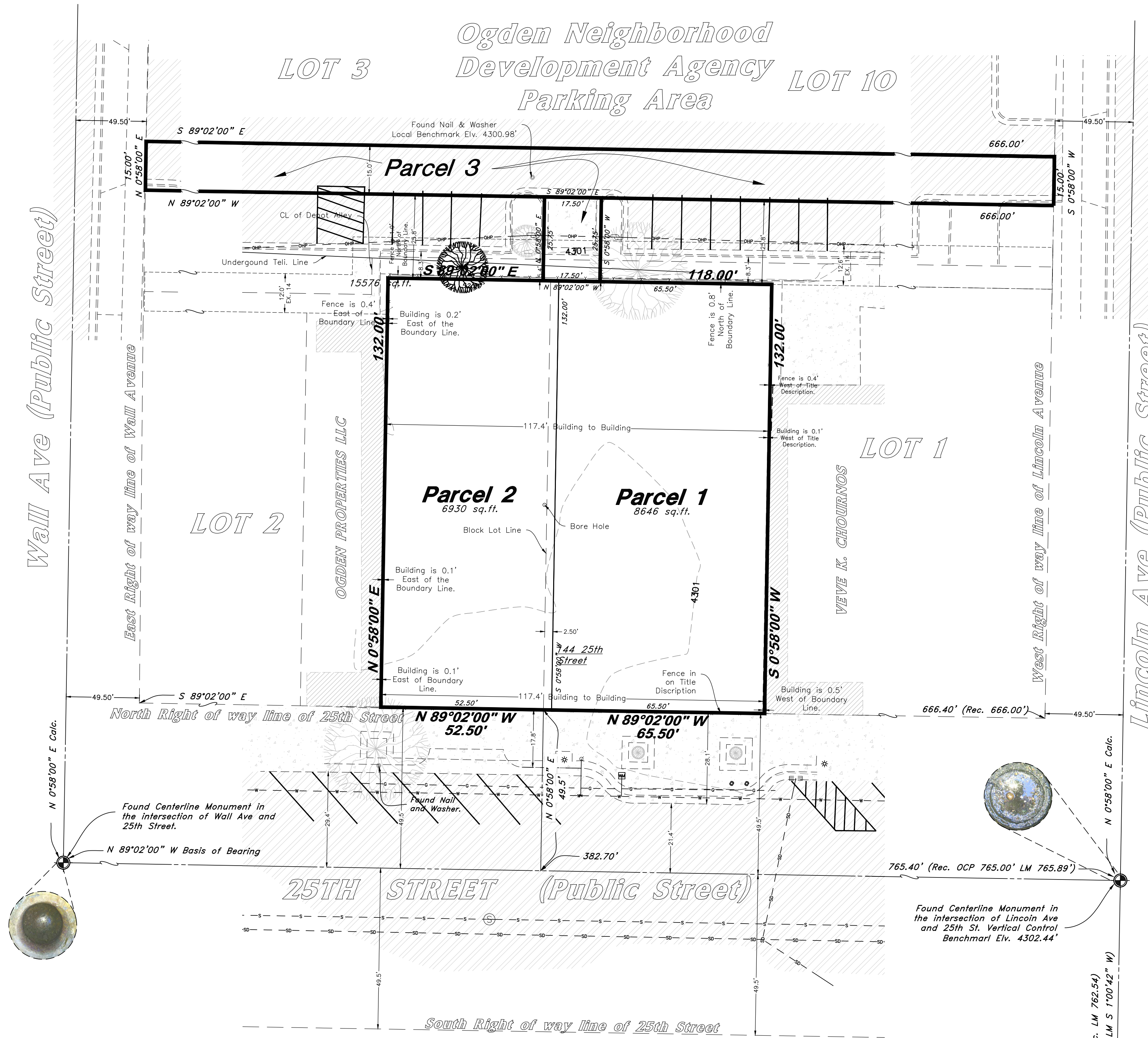
25th Street ALTA

144 25th Street
 Ogden City, Weber County, Utah
 A part of Section ??, T6N, R1W, SLB&M, U.S. Survey

24 May, 2021

SHEET NO. **C1**

20N78



Legend

- | | | |
|----------------------------|---------------------|-------------------|
| San. Sewer Manhole | Exist. Water Valve | Existing Asphalt |
| Water Manhole | Water Valve | Existing Concrete |
| Storm Drain Manhole | Sanitary Sewer | Existing Building |
| Cleanout | Culinary Water | Tree |
| Electrical Manhole | Gas Line | Planter |
| Catch Basins | Irrigation Line | |
| Exist. Fire Hydrant | Storm Drain | |
| Fire Hydrant | Telephone Line | |
| Fire Department Connection | Secondary Waterline | |
| Post Indicator Valve | Over Head Power | |
| Centerline | Under-Ground Power | |
| Ogden City Plats | Fiber Optic | |
| Landmark ALTA Survey | Power pole w/guy | |
| | Fence | |
| | LM | |