ALTA/ACSM SURVEY

A p t f the N thw st 1/4 f Se ton 36 T6N R2W SLB&M
Als Lots 32 thru 36 Ogden Comm rc al & I dustr l P k – Pl t B
nd Lots 62 & 63 Ogden Commerc al & Industr al Park – Pl t C

PROPERTY LEGAL DESCRIPTION

Parcel 134 11
L t 39 Ogden Commercial and Industrial Park Plat "B Ogden City rding to th fficial plat thereof n file and f record in th Weber County Recorder's Offi State f Utah

Parcel 135 3
L t 32 Ogden Commercial and Industrial Park Plat "B Ogden City ording to th fficial plat there f n file and f record in th Weber County Recorder's Offic State f Utah

Parcel 135 4
L t 33, Ogden Commerci l and Industrial Park Plat "B Ogden City ccording to the fficial plat there f n file and f record in th Weber County Recorder's Offic State f Utah

Parcel 135 6
Th S uth 88 23 fe t f L ts 35 nd 36 Ogden Commercial and Industrial Park Plat "B Ogden City ccording to the fficial plat thereof n file and f record in th Weber County Recorder' Offic State f Utah

Parcel 135 10
A part f th Northwest Qu rter f Section 36 T wnship 6 North Rang 2 West Salt Lake Bas and Meridian U S Survey Als part f th Ogden Commercial and Industrial Park Plat "B Beginning f th Northeast rner f L t 32 f said Industrial Park and running then S uth 34 01 West 480 00 feet thence S th 55 59 East 40 00 fe t to th West right f way lin f th Denver nd Rl Grande Western Railro d then along said right f way lin North 34 01 East 480 00 feet thence North 55 59 West 40 00 fe t to th p int f beginning

Parcel 135 14
L t 34, Ogden Commercial nd Industrial Park Plat "B Ogden City rding to th fficial plat th reof on file and f re rd in th Weber County Re rder's Offic State f Utah
And part f the Northwest Quarter f Section 36 T wnship 6 North Range 2 West S lt Lake Base and Meridian Beginning at p int n th West lin f Commerc Way which is th S th ast corner f L t 34, Ogden Commercial and Industrial Park Subdivisi n Plat "B said point being m re particularly described as S th 1132 59 feet West 505 70 feet from th North Quarter orner f said Section 36 and running th n North 55 59 West 159 07 feet along th S th lin f said L t 34, then North 89 09 West 25 00 feet th nce S th 55 59 East 179 99 feet to th West lin of Comm rce Way thence North 34 01 East 13 69 feet along th West lin f Comm rce Way to th p int f beginning

Parcel 135 15
L t 35 Ogden Commercial and Industrial Park Plat "B Ogden City rding to th fficial plat thereof on file and of record in the Weber County Recorder s Offi State f Utah
L ss and excepting th S th 88 23 fe t and th West 6 67 feet f th North 135 feet f said lot 35

Parcel 135 16
Th North 135 feet f th West 6 67 feet f L t 35 nd th North 135 f t f L t 36 Ogden Comm rcial and Industri l Park Plat "B Ogden City rding to th fficial plat there f n file and f re rd in th Weber Co nty Recorder's Offi State f Utah

Parcel 141 1
L t 55, Ogden Commercial and Industrial Park Plat "C Ogden City ccording to th fficial pl t th reof n file and f record in th Weber Co nty Recorder's Office State f Utah

Parcel 141 2
L t 56 Ogden Commercial and Industrial Park Plat "C Ogden City ording to th fficial plat there f n file and f re rd in th Web r County Recorder's Offi State f Utah

Parcel 141 3
L t 57 Ogden Comm rcial and Industrial Park Plat "C Ogden City ac rding to th fficial plat there f n file and f record in th Weber County Recorder's Offic State f Utah

Parcel 141 4
L t 58, Ogden Commercial nd Industrial Park Plat "C Ogden City ccording to the fficial plat thereof on file and f record in th Weber County Recorder s Offic State f Utah

Parcel 141 8
Beginning t th most Westerly orner f L t 63 Ogden Commercial and Industrial Park Plat "C and running thence S uth 55 59 East 357 07 feet to the most S utherly orner f said L t 63, then North 34'01 East 407 11 feet to th m st Easterly corner f L t 62 Ogden Commercial nd Industrial Park Plat "C thence North 55 59 West 357 07 fe t to th m st Northerly orner f said L t 62 thence S uth 34 01 West 407 11 fe t to th point f beginning

Parcel 162 1
L t 72 Ogden Commercial and Industrial Park Plat "E Ogden City cc rding to th fficial plat thereof n file and f record in the Weber County Recorder's Offic State f Utah

Parcel 162 2
L t 73 Ogden Commercial and Industrial Park Plat "E Ogden City rding to th fficial plat thereof n file and f record in th Weber County Recorder's Offic State f Utah

TITLE INSURANCE COMMITMENT NOTE

I h ve reviewed th commitment for title insurance prepared by Equity Title Agency Inc dated May 24, 2002 at 8 00 am commitment n 2122795 and find as follows with regards to Items 41 62 listed in Sch dule B Section II f said ommitment

EXCEPTION 41 Ordinan 94 8 dated MARCH 8 1994, which is an rdinan PROVIDING FOR THE AMENDMENT OF PLAT "E OF THE OGDEN COMMERCIAL AND INDUSTRIAL PARK SUBDIVISION recorded MARCH 25 1994, as Entry No 1281617 in Bo k 1708 at Pag 662 WEBER County Recorder's Office

EXCEPTION 42 LICENSE AGREEMENT by and b tween MOUNTAIN FUEL SUPPLY COMPANY and GOLDEN STATES CASTING CO to us right f way Recorded NOVEMBER 24, 1980 as Entry No 825015 in Book 1371 t Pag 1278, WEBER County Recorder's Offic

EXCEPTION 43 CORRECTION AFFIDAVIT OGDEN COMMERCIAL AND INDUSTRIAL PARK PLAT "B Recorded MARCH 12 1985, as Entry No 932059 in Book 1463 at Pag 1799 WEBER County Recorder s Offic

EXCEPTION 44 CORRECTION AFFIDAVIT OGDEN COMMERCIAL AND INDUSTRIAL PARK SUBDIVISION PLAT C Rec rded MARCH 12 1985 as Entry No 932060 in Book 1463 t Page 1801 WEBER C unty Recorder's Offic

EXCEPTION 45 A PUBLIC UTILITIES EASEMENT running ver under and cross th FRONT TEN (10) feet f th s bject property as disclos d on th recorded plat f said subdivisi n
(THE FOLLOWING EXCEPTION AFFECTS PARCELS 141 1 141 2 141 3 AND 141 4)

EXCEPTION 46 A PUBLIC UTILITIES EASEMENT running ver under and cross th FRONT FIFTEEN (15) fe t f th subject property as disclos d n th rec rded plat f said subdivision (THE FOLLOWING EXCEPTION AFFECTS PARCELS 135 3 135 4, 141 8 162 1 AND 162 2)

EXCEPTION 47 A THIRTY (30) FOOT EASEMENT in f vor f MOUNTAIN FUEL SUPPLY COMPANY running ver under and upon portion f the BACK HALF f th subject property as sh wn on th fficial re rded plat f said subdivisi n (THE FOLLOWING EXCEPTION AFFECTS PARCELS 135 3)

EXCEPTION 48 A THIRTY (30) FOOT EASEMENT in f vor f MOUNTAIN FUEL SUPPLY COMPANY running ver under and up n portion f th CENTER f th subject property as sh wn n th fficl l recorded plat f sold subdivision (THE FOLLOWING EXCEPTION AFFECTS PARCEL 135 10)

EXCEPTION 49 A PUBLIC UTILITIES EASEMENT running ver under and across th NORTH EAST AND SOUTH TEN (10) feet f th subj t prop rty as disclosed n th re rded plat of said subdivision (THE FOLLOWING EXCEPTION AFFECTS PARCEL 134 11)

EXCEPTION 50 A PUBLIC UTILITIES EASEMENT running ver under and cross th NORTH FIFTEEN (15) feet f th subject property s disclosed n th recorded plat f said subdivision

EXCEPTION 51 A PUBLIC UTILITIES EASEMENT running ver under and cross th EASTERLY TEN (10) f t f th subje t property as disclosed on th re rded plat f sold subdivision THE FOLLOWING 3 EXCEPTIONS AFFECT PARCEL NO (S), 135 15

EXCEPTION 52 RIGHT OF WAY F rty (40) feet in width running East and West through sold parcel as sh wn on th fficial rec rded plat f sold subdivision

EXCEPTION 53 A PUBLIC UTILITIES EASEMENT running ver under and cross th NORTH FIFTEEN (15) feet f the subj t property as disclosed n th rs rded plat f said subdivision THE FOLLOWING 2 EXCEPTIONS AFFECT PARCEL NO (S), PARCEL 135 16

EXCEPTION 54 RIGHT OF WAY F rty (40) f t in width running East and West through sold parcel as sh wn on th fficial re rded plat f said subdivisi n

EXCEPTION 55 A PUBLIC UTILITIES EASEMENT running then ver under and cross th EASTERLY AND SOUTH TEN (10) feet f th s bject property as disclosed n th recorded plat f said subdivision THE FOLLOWING 2 EXCEPTIONS AFFECT PARCEL NO (S) 135 6

EXCEPTION 56 RIGHT OF WAY Forty (40) feet in width running East and West through sold parcel, as sh wn n the fficial recorded plat f said subdivision

EXCEPTION 57 A PUBLIC UTILITIES EASEMENT running ver under and cross th EASTERLY SOUTHERLY AND NORTH TEN (10) fe t f th subject property as disclosed n th recorded plat f said subdivisi n (THE FOLLOWING EXCEPTION AFFECTS PARCEL 135 14)

EXCEPTION 58 RIGHT OF WAY for ingress and egress ver th S uth 40 feet f th North 145 fe t f lots 35 and 36 Plat "B f said subdivision as disclosed in Special Warranty Deed Recorded JUNE 28 1999 as Entry No 1646071 in Book 2020 t Pag 351 WEBER County Recorder's Office (THE FOLLOWING EXCEPTION AFFECTS PARCELS 135 6 135 15 AND 135 16)
Book 1474, t Page 261 WEBER County Recorder's Offic

CONTINUED

EXCEPTION 60 Restrictive Covenants (deleting ny venant, nditi n r restriction indic ting preference limitation r discrimin hon based on rac color religion sex handicap, familial status r national rign to th extent s ch van nts ondition r restrictions violate 42USC 3604c) Recorded APRIL 3, 1978 as Entry No 733895, in Book 1233 t Page 819 WEBER County Recorder's Offic (THE FOLLOWING EXCEPTION AFFECTS PARCELS 134 11 135 3 135 4, 135 14, 135 6 135 6 135 15 AND 135 16)

EXCEPTION 61 Restrictive Covenants (deleting any covenant, nditi n r restriction indic ting preference limitation r discrimin hon based on race color religion sex handicap f milial status r n tional rign to th extent s ch covan nts ondition r restrictions violate 42USC 3604c) Recorded APRIL 26, 1979 as Entry No 774762 in Book 1299 as Page 224, WEBER County Recorder's Offic (THE FOLLOWING EXCEPTION AFFECTS PARCELS 141 1 141 2 141 3 141 4 141 8)

EXCEPTION 62 Restrictive Covenants for OGDEN COMMERCIAL AND INDUSTRIAL PARK but deleting ny venant ondition r restriction indicating preferen limitation or discrimin tion based on race olor religion sex handi ap familial status or nati nal origin to th extent such van nts, ondition or restrictions vi late 42USC 3604c Re orded AUGUST 26 1985 as Entry No 945754, in Book 1474, t Page 261 WEBER County Recorder's Office

SURVEYOR'S CERTIFICATION

I hereby rtify to L wyers Tit l Insuran Company Equity Title Insuranc Ag ncy Merrill Lynch Business Financial S rv es nd Da ro Properti s L L C and to their h irs su cess rs and ssigns th f l h ve surveyed n th ground th property leg lly describ d here n th t this plat f survey is true c rre t and urate drawing and representati n f s id prop rty and the b undari s there f th t this plat of survey and th survey n which it is bas d ere m de in a rdan with "Minimum Standard Detail Requirem nts for ALTA/ACSM Land Title Surveys "as j ntly established and adopted by ALTA and ACSM in 1992 and in ludes Items 1 2 3 4 6 7a 7b 8 9 10 11 nd 13 f Table A thereof nd me t the Accuracy Standards (s adopted by ALTA and ACSM nd in effe t n th date f this rtifi tion) f n Urban Survey as d fin d therein (nd in addition th t all utility lin s (from each building to their p ints f onnech n with publi systems) re corre tly and a curately shown) nd th t in lo ting or identifying re rded sements r th r re rd d d uments t have reli d up n Commitm nt f r Title Insuran issu d by Old Republi Nati n l Title Insuranc Comp ny h ving an ff tive date f November 27 2000 t 7 30 m and b aring file numb r 113003

Gre t Basin Engineering

Mark E Babbitt
Prof ssional L nd Surveyor
166848, Utah
Date f Survey 7 12 02
Date of Last Revision 8 15 02

REGISTERED LAND SURVEYOR MARK E. BABBITT N 166484 STATE OF UTAH

LEGEND

F und 'D Nail
F und Rebar
Set 5/8"x Rebar & cap
San Sewer Manhole
Gas Meter
Fire Hydrant
Water Valve
Buried T lephon Cable
Sanitary S wer Line
Culinary Water Lin
Gas Line
Storm Drain Lin
Buried Power Lin
Drain Line
Utility marker
Bollard
Power Pole w/Guy
Fan
Overhead Power Telephon & Cable TV Line
Flowline f Ditch
Top f Asphalt
Edg f Asphalt
Centerlin
Diameter
Flowline
Trunk f Tree
Tree Spread
Asphalt
Concrete
Existing Building
No Parking
Catch Basins
Corrug ted Metal Pip
Co crete Pipe
Parking L t Lights

FLOOD NOTE

A cording to my interpretations of Community Panel No 490189, of the Flood Insuran e Rate Maps f r 0006B Weber County, State of Utah d fed January 19 1983 th subj t prop rty is in Flood Z ne "C (No Sh ding) " reas f minim l flo ding

SURVEYOR'S NOTES

F und Reb r nd Cap f property rn rs as indicated
All D rs sh wn with ut dimensi n are 3 man d ors
Numbers in p renthesis re c lcul ted fo clos
402 Parking Stalls sh wn

VICINITY MAP
NOT TO SCALE

Note
* See Correction affidavit

Scale. 1" 50'
Graphic Scale

PROPERTY LINE CURVE DATA

*(A)	*(B)
Δ = 115 15 06	Δ = 76 00 35
R = 30'	R = 30 00'
L = 60 38'	L = 39 80'
LC = 50 70'	LC = 36 95

Note.
1 Front Yards Buildings shall n t b n rer than 30 ft to th street property line
2 Side Yards Buildings shall not b nearer than 10 ft from any side property line
3 Rear Yards N rear yard clearance required
4 No Buildings shall be closer than 30 ft to any oth r building n an djac nt site
5 No more than 60% f the site area b covered by buildings M 2 Z n (Ogden City Z ning Inform tion)
1 Minimum Lot Are 4,000 sq ft
2 Minimum Lot Width 50 ft
3 Minimum Yard S tbacks
a Front Non
b Side None except 20 adjacent to residential z ne boundary
c Rear Non x ept 20 ft wh re building rears n a residential zon
4 Building Height
Minimum On story
b Maximum Non
5 L t Coverag Not ver 80% f lot are by buildings

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Weber County Surveyor

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Sheet 1 of 2

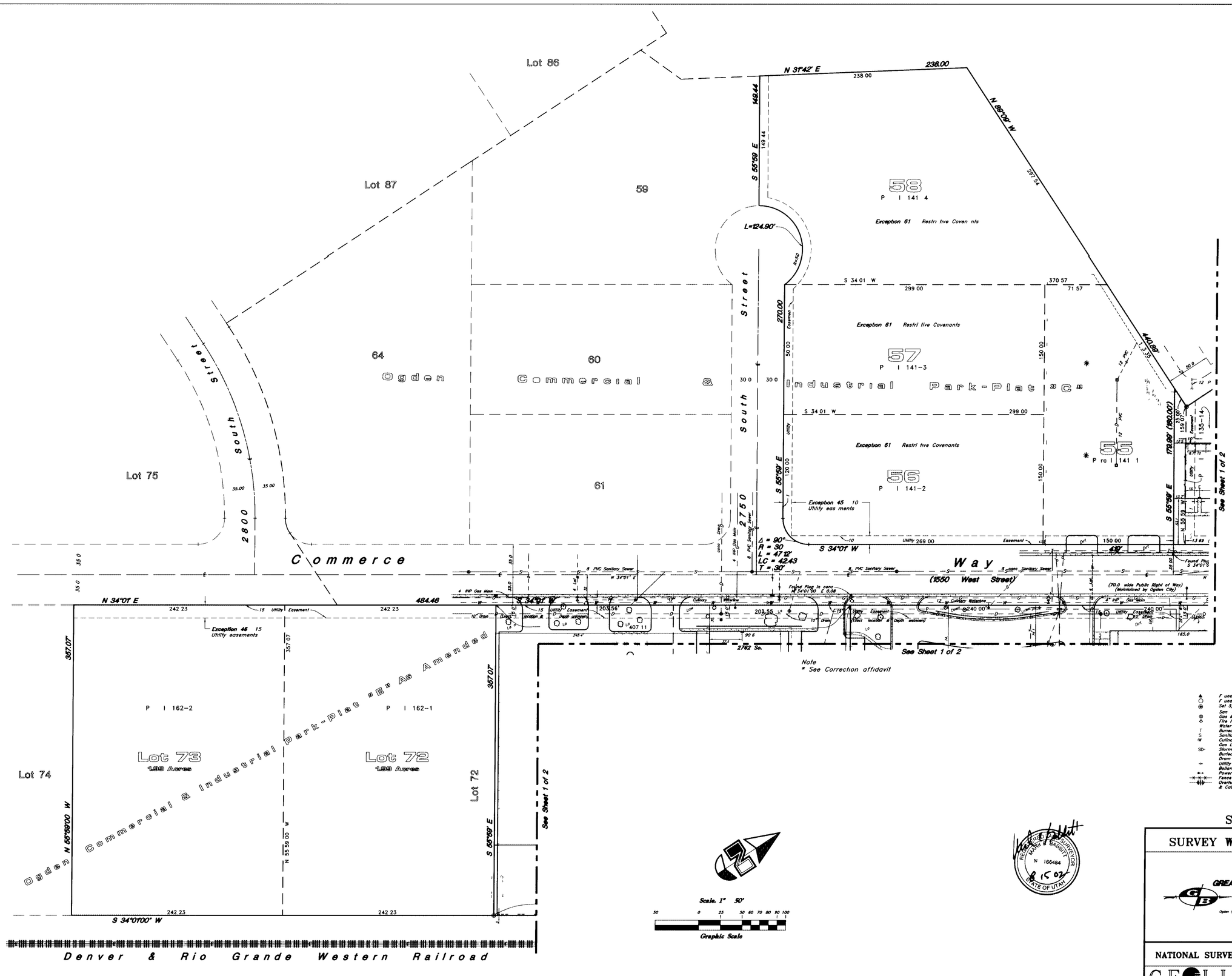
SURVEY WORK PERFORMED BY

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West Suite 102
Riverdale, Utah 84405
P O Box 150048, Ogden Utah 84415
Ogden (801)394 45 Salt Lake City (801) 263 -0225 F (801)392 7544

NATIONAL SURVEY SERVICES COORDINATION BY

GEOLINE SURVEYING, INC
Professional Land Surveyors
4055 NW 43rd Street, Suite 21
Gainesville Florida 32606
(352) 371 3080

003003



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Weber County Surveyor
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Sheet 2 of 2

SURVEY WORK PERFORMED BY

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