

**NARRATIVE**

This ALTA/ASCM Land Title Survey was requested by Mr. Blake Wahlen with the Boyer Company for the purpose Security Financing. Brass Cap Monuments were found at the intersection of 1200 West and Twelfth Street and a centerline monument on Twelfth Street. A line bearing S 89°58'51" E O.C.S. between these monuments was used as the basis of bearing. The plat of Business Depot Ogden - Plat 6, Ogden City, Weber County, Utah, recorded April 9, 2004, was honored. Lot corner were monumented as depicted on this plat.

**BOUNDARY DESCRIPTIONS**

Lot 61, BUSINESS DEPOT OGDEN - PLAT 23, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Together with parking easement rights and conditions as disclosed in that certain parking easement agreement recorded December 30, 2011 as entry no. 2556393 and further evidenced by that certain memorandum of parking easement agreement recorded November 30, 2012 as entry no. 2608171 records of Weber County.

**NOTES**

1. There is no observed evidence of recent building construction or earth moving work.
2. According to the U.S. Fish and Wildlife Service, National Wetlands Inventory maps, the property does not contain any defined wetlands.

**FLOOD ZONE**

Property is located in Zone X (Areas of minimal Flooding) according to Flood Insurance Rate Maps (FIRM) (Community Panel No. 49057C0213E and Panel No. 49057C0426E, effective Dec. 16, 2005).

**STALL COUNT TABLE**

Standard Stalls = 247 Stalls  
ADA Stalls = 14 Stalls  
Total Stalls = 261 Stalls

**Legend**

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - Concrete
  - Spill
  - Curb & Gutter
  - Gas Meter
  - Telephone Box
  - Power Line
  - Fiber Optic Line
  - Power Pole
  - Centerline
  - Existing Building
  - Set Nail & Washer
  - Set Rebar & Cap
  - w/ Fencepost
  - Set Hub & Tack
  - Found Monument
  - Found Section Corner
  - Radial Line
  - Non-Radial Line
  - Public Utility Easement
  - Ogden City Surveyor
  - Weber County Surveyor

**ZONING**

Lot 63 is located in Zone: MRD Zone, per Zoning Map. (Information Provided by the Ogden City Planning & Zoning Department at [http://www.ogdencc.com/en/development/zoning\\_land\\_use.aspx](http://www.ogdencc.com/en/development/zoning_land_use.aspx))

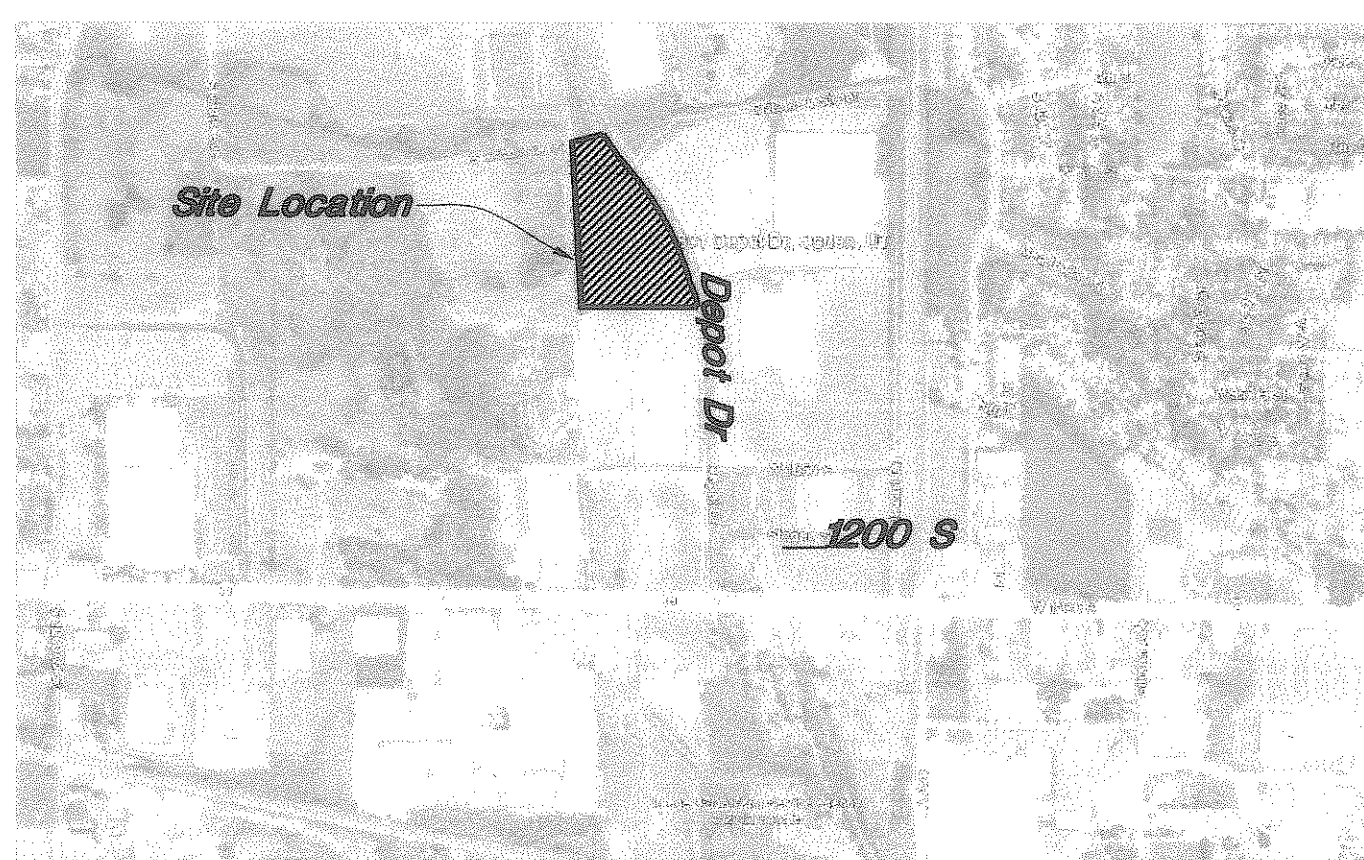
Purpose Of MRD District: To ensure the proper development and use of land and improvements so as to achieve a high quality, master-planned, campus-like, nuisance free environment for manufacturing, assembly, research and development land uses.

- 1- The minimum setback from front yard shall be 20 feet.
- 2- The minimum setback from side yard facing a street shall be 20 feet.
- 3- The minimum setback from side yard shall be 10 feet, except 20 feet adjacent to a residential zone or O-1 zone, provided that 10 feet shall only be required for parking lots that are not adjacent to the Ogden Nature Center Property.
- 4- The minimum setback from rear yard shall be 10 feet, except 20 feet adjacent to a residential or O-1 zone.
- 5- The maximum impervious coverage shall 80 percent.

**EXCEPTIONS**

The following items are listed as exceptions to coverage in a title report by FIRST AMERICAN TITLE COMPANY, with Order Number: 338-5503699, with an effective date of October 01, 2012.

- EXCEPTION 10- (Not Plottable) Ordinance No. 98-19:**  
Recorded: February 8, 1999  
Entry No.: 1611676  
Book/Page: 1990 / 2972  
An Ordinance adopting the Economic Development Plan for the Defense Depot Ogden Economic Development Project Area as the Official Economic Development Plan for the project, and related matters.
- EXCEPTION 11- (Not Plottable) Exclusions, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed.**  
Recorded: June 30, 1999  
Entry No.: 1646825  
Book/Page: 2020 / 2743
- EXCEPTION 12- Covenants, conditions, restrictions and reservation of easements in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**  
Recorded: December 30, 1999  
Entry No.: 1682125  
Book/Page: 2051 / 1301  
Amended Declaration of Covenants, Conditions and Restrictions: Recorded: March 31, 2006  
Entry No.: 2170211  
Amended Declaration of Covenants, Conditions and Restrictions: Recorded: December 14, 2009  
Entry No.: 2449569  
Contains provision for continuing assessment liens, compliance should be checked by contacting the owners association.
- EXCEPTION 13- Easements, setbacks, notes and restrictions as shown on the subdivision plat:**  
Recorded: November 9, 2011  
Entry No.: 2549304  
Book/Page: 72/43
- EXCEPTION 18- An Easement over, across or through the Easterly 15 feet of said lot for public utilities, drainage and incidental purposes, as granted to Ogden City by Instrument**  
Recorded: March 26, 2012  
Entry No.: 2568476
- EXCEPTION 19 (Affects All of Lot 62)- Parking Easement Agreement**  
Recorded: December 30, 2011  
Entry No.: 2556393  
Book/Page: 72/43  
1. The Parking Easement Agreement has been recorded December 30, 2011 as Entry Number 2556393 in the office of the Weber County Recorder, and the subject of the Parking Easement Agreement is the tract of land located within the boundaries of the former Defense Depot Ogden, Utah known as Lot 62, Business Depot Ogden Plat 23.  
2. The Parking Easement Agreement creates easements in favor of BOO 801 and the tract of land leased by BOO 801 and located within the boundaries of the former Defense Depot Ogden, Utah known as Lot 61, Business Depot Ogden Plat 23.  
3. The term of the Parking Easement Agreement commenced on November 17, 2011, and shall continue until the expiration or earlier termination of the Separate Tract Lease between Ogden City and BOO 801 referenced in the Parking Easement Agreement.



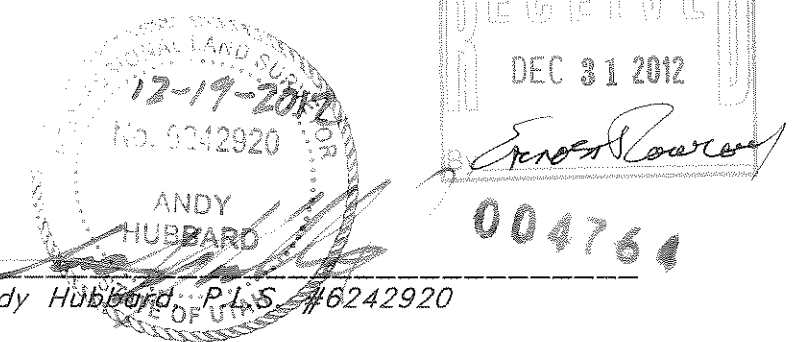
**VICINITY MAP**  
Not to Scale

**SURVEYOR'S CERTIFICATE**

To: BDO 801, L.C., First American Title Company, and Symetra Life Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(b), 14, 16, 19, and 21 of Table A hereof.

The field work was completed on Nov. 1, 2012.

Date of Plat or Map December 18, 2012



**GREAT BASIN ENGINEERING**

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**ALTA/ASCM Land Title Survey**

**Home Depot**

A part of the Southwest 1/4 of Section 18  
T6N, R1W, S18&M, U.S. Survey  
Ogden City, Weber County, Utah