

BUILDING 955 ZONING INFORMATION

Information taken from PRZ Reports prepared by the Planning and Zoning Resource Company, PZR Site #88450-1 Draft Date 10/14/2015, Final Date 11/3/2015

Property is Zoned MRD Manufacturing Research and Development Surrounding Property is Zoned MRD Manufacturing Research and Development on the North, East & West; and O-1 Open Space on the South.

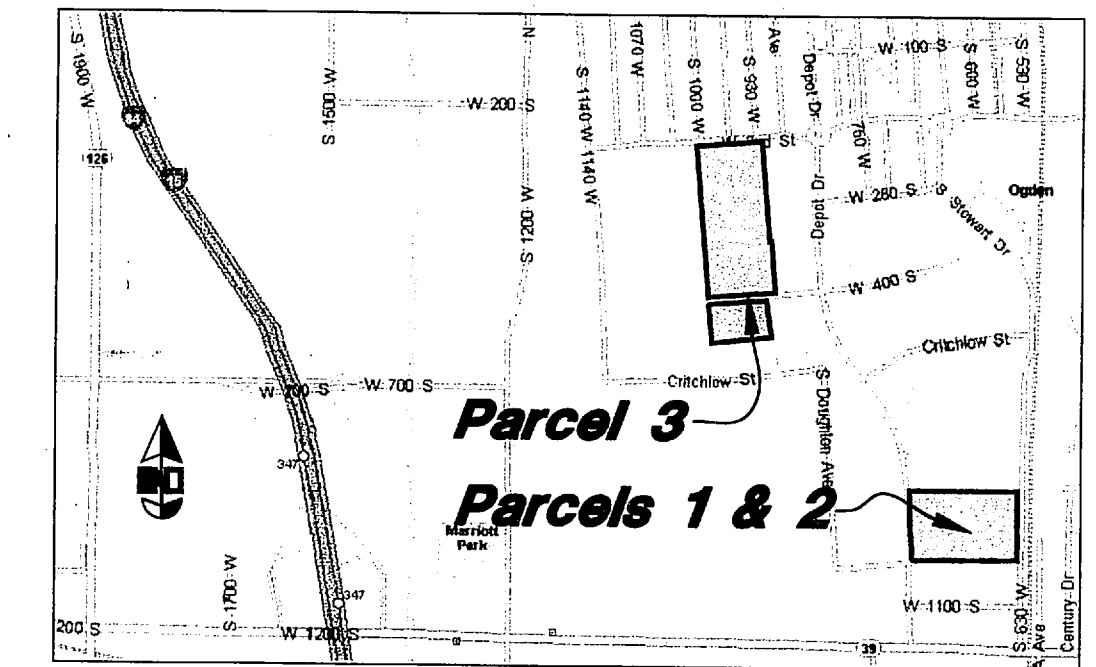
Lot Size Requirements:
 Minimum Lot Area-4,000 sq.ft.
 Minimum Lot Width-50.0 feet.

Property Line Setbacks:
 Front-20'
 Side-10' except 20' adjacent to a residential zone or "O-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 10 Ft.)
 Rear-10' except 20' adjacent to a residential zone or "O-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 20 Ft.)
 Building Height:
 Minimum-None
 Maximum-None

Lot Coverage
 Maximum Impervious Coverage: 80% Existing: 71%

Parking Space Formula:
 Warehouse with freight movement:
 1 Stall per employee (Estimated at 50 employees)
 Parking Spaces Required:
 50 Total Parking Spaces
 Existing Parking Spaces:
 76 Total Parking Spaces, including 4 Handicap Spaces

Building 955 Zoning Data		
	Permitted/Required	Site Observation
Maximum Building Height	No Restrictions	40.0'+/-
Front Setback (White Drive)	20.0'	21.2'
Rear Setback	20.0' Adjacent to O-1	20.00'
Side Setback	10.0.	60.0' East / 88.50' West
Parking Stalls	50	76
ADA Parking Stalls		4
Maximum Site Coverage	80%	71%
Minimum Lot Size	4,000 sq.ft.	109,423 sq.ft.
Minimum Lot Width	50.00'	405.00'



EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage for Parcel 3 in a Title Report prepared by First American Title Insurance Company, LLC, Order No. 338-5735202, Effective Date: August 4, 2015 at 7:30 a.m.

EXCEPTION NO. 13 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 14: (NOT PLOTTED, BLANKETS THIS AND OTHER PROPERTIES) Exclusions, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed, recorded June 30, 1999 as Entry No. 1646825 in Book 2020 at Page 2743 of Official Records.

EXCEPTION NO. 15: (NOT PLOTTED, BLANKETS THIS AND OTHER PROPERTIES) Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Master Declaration of Covenants, Conditions and Restrictions [Defense Depot Ogden] recorded December 30, 1999 as Entry No. 1682125 in Book 2051 at Page 1301 of Official Records, and any amendments thereto, but detailing any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(e).

Supplementary Declaration adding additional property No. 1 to Master Declaration recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records.

Supplementary Declaration adding additional property No. 2 to Master Declaration recorded April 14, 2003 as Entry No. 1929811 in Book 2350 at Page 948 of Official Records.

Supplementary Declaration adding additional property No. 3 to Master Declaration recorded December 12, 2003 as Entry No. 1988120 of Official Records.

Amendment to Master Declaration of Covenants, Conditions and Restrictions [Defense Depot Ogden] recorded March 31, 2006 as Entry No. 2170211 of Official Records.

Amendment to Master Declaration of Covenants, Conditions and Restrictions [Defense Depot Ogden] recorded December 14, 2009 as Entry No. 2449569 of Official Records.

EXCEPTION NO. 16: (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Exclusions, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed recorded July 28, 2009 as Entry No. 1718216 in Book 2083 at Page 2198 of Official Records.

EXCEPTION NO. 17 (NOT PLOTTED, BLANKETS THIS AND OTHER PARCELS): Exclusions, notifications, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed recorded January 18, 2002 as Entry No. 1821840 in Book 2203 at Page 183 of Official Records.

Correction of Quitclaim Deed, Former Defense Distribution Depot Ogden, Utah recorded September 18, 2003 as Entry No. 1975753 of Official Records.

EXCEPTION NO. 18 (NOT PLOTTED, BLANKETS THIS AND OTHER PARCELS): Exclusions, notifications, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed recorded September 24, 2003 as Entry No. 1977200 of Official Records.

EXCEPTION NO. 19 (NOT PLOTTED, DOES NOT AFFECT PARCELS 1-3, ABUTS PARCEL 3 ON SOUTH): Exclusions, notifications, reservations, covenants, conditions, restrictions and easements contained within that certain Quit-Claim Deed recorded December 12, 2003 as Entry No. 1998121 of Official Records.

EXCEPTION NO. 20 (NOT PLOTTED DOES NOT AFFECT PARCEL 1-3, FALLS NORTHEAST OF PARCELS): An easement over, across or through the land for vehicle and pedestrian ingress and egress access and incidental purposes, as granted to ABCO Enterprises, a Utah corporation by Instrument recorded October 23, 2007 as Entry No. 2300241 of Official Records. (NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.)

EXCEPTION NO. 21 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 22: (NOT PLOTTED, DOES NOT AFFECT PARCELS 1-3, FALLS WEST OF PARCELS): An easement over, across or through the land for electric power transmission, distribution and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded April 04, 2008 as Entry No. 2352687 of Official Records.

EXCEPTION NO. 23 (NOT PLOTTED, DOES NOT AFFECT PARCELS 1-3, FALLS NORTH OF PARCELS): An easement over, across or through the land for utility lines and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded July 08, 2008 as Entry No. 2352687 of Official Records.

EXCEPTION NO. 24: (PLOTTED AFFECTS WEST BOUNDARY OF PARCEL 1) An easement over, across or through the land for public utility easement and incidental purposes, as granted to Ogden City, a Utah municipal corporation by Instrument recorded March 26, 2012 as Entry No. 2568476 of Official Records.

EXCEPTION NO. 25 (NOT PLOTTED, DOES NOT AFFECT PARCELS 1-3, FALLS NORTH OF PARCELS): An easement over, across or through the land for underground right of way and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successor and assigns by Instrument recorded August 29, 2013 as Entry No. 2653378 of Official Records.

EXCEPTION NO. 26-27 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 28: (NOT PLOTTED BLANKETS PARCEL 1 & 2) Parking Easement Agreement by and between Ogden City, Boyer BDO, L.C., BDO 1010, L.C., and Allstate Insurance Company, Inc. recorded December 09, 2013 as Entry No. 2667385 of Official Records.

EXCEPTION NO. 29: (PLOTTED AFFECTS THE PERIMETER OF THE PARCEL 1) Easements, notes and restrictions as shown on Business Depot Ogden - Plat 25 subdivision recorded January 16, 2014 as Entry No. 2671807 in Book 75 of Plats at Page 10.

EXCEPTION NO. 30 (PLOTTED AFFECTS THE NORTHERLY, EASTERLY, SOUTHERLY, AND WESTERLY PORTIONS OF PARCEL 3): Easements, notes and restrictions as shown on Business Depot Ogden Plat 18 subdivision recorded October 03, 2014 as Entry No. 2705344 in Book 76 of Plats at Page 51 - 55.

EXCEPTION NO. 31 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 32: (NOT PLOTTED, BLANKETS PARCELS 1 & 2, NOT A SURVEY RELATED MATTER) Ground Lessor's Estoppel and Agreement dated January 29, 2014, by and between Ogden City, a Utah municipal corporation and Wells Fargo Bank, National Association recorded February 07, 2014 as Entry No. 2674557 of Official Records.

EXCEPTION NO. 33: (PLOTTED, AFFECTS SOUTHEAST PORTION OF PARCEL 1) An easement over, across or through the land for underground electric power transmission, distribution and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded June 19, 2014 as Entry No. 2681127 of Official Records. Notice of Mortgage by PacifiCorp, an Oregon corporation, dba Rocky Mountain Power recorded July 17, 2014 as Entry No. 2694700 of Official Records.

EXCEPTION NO. 34 - 38 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 39 (NOT PLOTTED, BLANKETS ALL OF LOT 59, NOT A SURVEY MATTER): Ground Lessor's Estoppel and Agreement dated October 15, 2014 by and between Ogden City, a Utah municipal corporation and Wells Fargo Bank, National Association recorded November 07, 2014 as Entry No. 2709830 of Official Records.

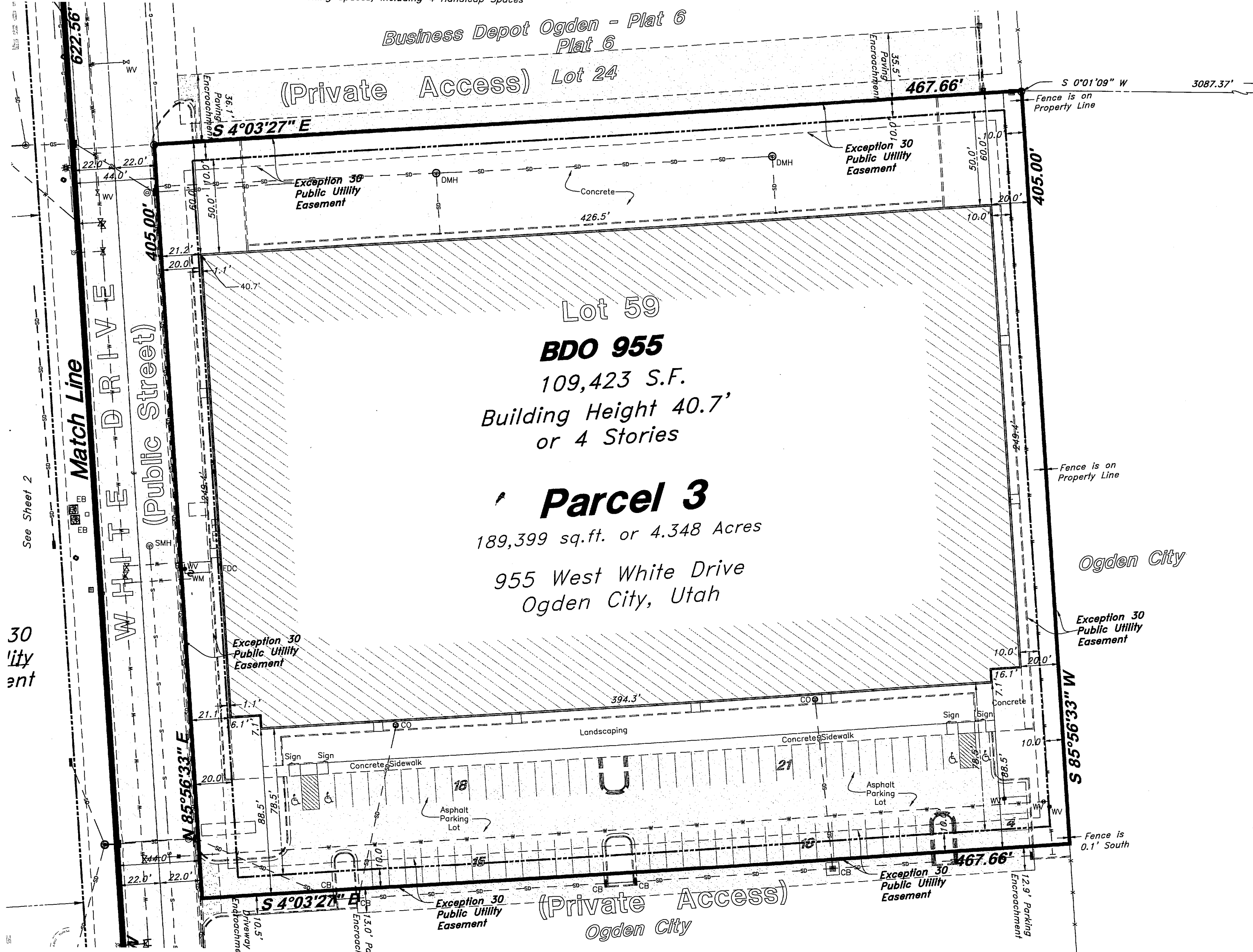
EXCEPTION NO. 40 (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 41 (NOT PLOTTED, BLANKETS ALL OF LOT 58, NOT A SURVEY MATTER): Ground Lessor's Estoppel and Agreement by and between Ogden City, a Utah municipal corporation and Wells Fargo Bank, National Association recorded November 07, 2014 as Entry No. 2709845 of Official Records.

EXCEPTION NO. 42 (PLOTTED AFFECTS THE NORTHERLY 20 FEET LOT 58): An easement over, across or through the land for delivery pipeline system and incidental purposes, as granted to The Perry Ditch Company, a Utah limited liability company by Instrument recorded November 13, 2014 as Entry No. 2710387 of Official Records.

EXCEPTION NO. 43-45; 46-49: (NOT PLOTTED, NOT A SURVEY RELATED MATTER)

South Quarter Corner Of Section 18, R.1W, S.L.B.&M.
 Found Weber County, Monument
 Stamped "Weber County Survey
 17202800 6N1W S18/S19"



Found 12TH Street Monument
 Stamped W/A "x"

VICINITY MAP
 Not to Scale

OVERALL NARRATIVE

This ALTA/ASCM Land Title Survey was requested by Mr. Blake Wahlen with the Boyer Company for the purpose of Securing 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 25, Ogden City, Weber County, Utah, recorded October 3, 2014, was honored. Lot corner were monumented as depicted on this plat.

BOUNDARY DESCRIPTION

The following descriptions for 3 Parcels, were provided in a Title Report prepared by First American Title Insurance Company, LLC, Order No. 338-5735202, Effective Date: August 4, 2015 at 7:30 a.m.

PARCEL 1:

Lot 64, Business Depot Ogden - Plat 25, according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

PARCEL 2:

Parking Easement as appurtenant to Parcel 1, as defined in that certain Parking Easement Agreement recorded December 09, 2013, as Entry No. 2667385 of Official Records, on the following described tract of land:

A part of the Northeast Quarter of Section 19 and Southeast Quarter of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah;

Beginning at a point 185.41 feet South 0°10'49" East and 1326.94 feet East from the North Quarter Corner of said Section 19; running thence South 0°15'15" East 541.94 feet to the Northerly Right-of-Way Line of 1050 South Street; thence South 89°44'30" West 318.57 feet along said Northerly Right-of-Way Line; thence North 0°15'15" West 543.37 feet to said South Boundary Line of Lot 60; thence East 318.57 feet to the Point of Beginning.

Said land now known as:
 Lot 65, Business Depot Ogden - Plat 26, according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

PARCEL 3:

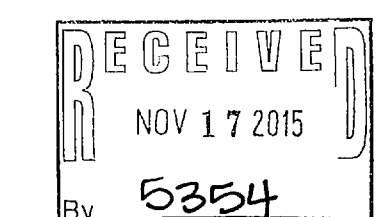
Lots 58 and 59, Business Depot Ogden Plat 18, according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

BUILDING 955 FLOOD ZONE

This property lies entirely within flood zone "X" (unshaded) Areas of minimal flooding as shown on the FEMA Flood Insurance Rate Map for Weber County and Incorporated Areas Map (Community Panel Map No. 490057C0200E dated December 16, 2005). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 500-year floodplain".

PARCEL AREAS

Parcel 1	281,833 sq.ft.	6.470 Acres
Parcel 2	172,890 sq.ft.	3.969 Acres
Parcel 3	1,056,052 sq.ft.	24.244 Acres
Total Area	1,510,775 sq.ft.	34.683 Acres



Found Monument At The
 Intersection Of 1200
 West and 12TH Street
 Stamped W/A "x"

BUILDING 961 NOTES

1. There is no observed evidence of construction or earth work on the site.
2. There is no observed evidence of site being used as a solid waste dump, sump or sanitary landfill.
3. According to the U.S. Fish and Wildlife Service, National Wetlands Inventory maps, the property does not contain any defined wetlands.
4. 2nd Street and White Drive were recently dedicated as Streets as part of Business Depot Ogden Plat 18, Recorded October 3, 2014.
5. There are 147 paved parking stalls on this site, of which, 7 are designated for ADA parking and access.

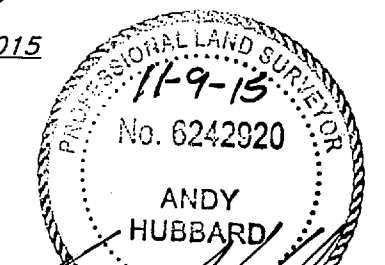
SURVEYOR'S CERTIFICATE

To: BDO 961 LC, Ogden City a Municipal Corporation, acting as the Ogden Local Redevelopment Authority, Allianz Life Insurance Company of North America, a Minnesota corporation and its successors and assigns, as their interests may appear / Allianz Global Risks U.S. Insurance Company, an Illinois corporation and its successors and assigns, as their interests may appear First American Title Insurance Company, LLC, and First American Title 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 Standards Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11(a), 13, 16, 17, 18, 19, and 20(a) of Table A hereof.

The field work was completed on - October 1, 2015

Date of Plat or Map - November 4, 2015



Andy Hubbard, P.L.S., #6242920
 (AndyH@GreatBasinEng.com)

LEGEND		
Centerline	TA	Top of Asphalt
Buried Telephone line	EA	Edge of Asphalt
Overhead Telephone line	NG	Natural Ground
Overhead Power line	LG	Lip of Gutter
Power line	SWH	Service Pole
Sanitary Sewer line	LP	Light Pole
Culinary Water line	PP	Power Pole
Gas line	TP	Telephone Pole
Storm Drain line	FH	Fire Hydrant
Secondary Waterline	DIT	Flowline of Ditch
Land Drain line	TOP	Top of Slope
Irrigation Waterline	TOP	Top of Slope
Fence	CO	Cleanout
Power Pole	FC	Fence
Post	DMH	Drain Manhole
Water Meter	FW	Flowline
Gas Meter	x99.00	Spot Elevation
Power Pole Box		Contour
Sewer Manhole		Asphalt
Drain Manhole		Concrete
Water Manhole		Building
Cleanout Box		Catch Basin
		Corrugated Metal Pipe
		R.C.P.
		Reinforced Concrete Pipe
		Edge of Concrete
		Retaining Wall
		Sewer Manhole
		Water Valve
		Catch Basin
		Water Valve
		Top of Curb
		Sidewalk
		Gas line Marker
		Guy Wire
		Building Corner
		Natural Ground
		Fire Hydrant
		Water Valve
		Light Pole
		Power Pole w/guy
		Deciduous Tree
		Coniferous Tree

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)399-4515 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ALTA/ASCM Land Title Survey
BDO Buildings 955, 961 & 1010
 961 West 2nd Street, 955 West White Drive, & 1010 Depot Drive
 Ogden City, Weber County, Utah
 A part of Sections 18, 19, R.1W, S.L.B.&M., U.S. Survey

BUILDING 961 ZONING INFORMATION

Information taken from PRZ Reports prepared by the Planning and Zoning Resource Company, PZR Site #88450-2 Draft Date 10/14/2015, Final Date 11/3/2015

Property is Zoned DDR Defense Depot Reuse District
Surrounding Property is Zoned DDR on the North, East & West; and MRD Manufacturing Research and Development on the South.

Lot Size Requirements
Minimum Lot Area-4,000 sq.ft.
Minimum Lot Width-50.0 feet.

Property Line Setbacks:

Front-20'
Side-10' except 20' adjacent to a residential zone or "O-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 10 Ft.)

Rear-10' except 20' adjacent to a residential zone or "O-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 10 Ft.)

Building Height:

Minimum-None
Maximum-None

Lot Coverage
Maximum Impervious Coverage: 80% Existing: 38%

Parking Space Formula:

Warehouse with freight movement:
1 Stall per employee (Estimated at 50 employees)

Parking Spaces Required:

50 Total Parking Spaces
Existing Parking Spaces:
75 Total Parking Spaces, including 3 Handicap Spaces

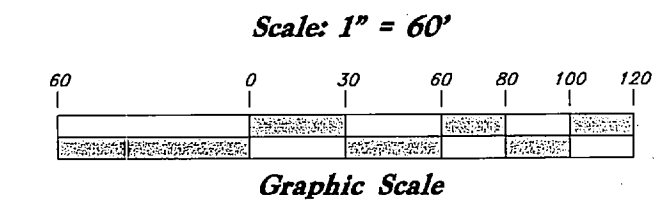
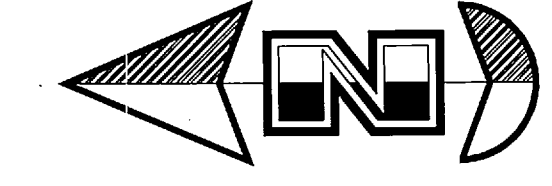
Building 961 Zoning Data		
	Permitted/Required	Site Observation
Maximum Building Height	No Restrictions	40.0'+/-
Front Setback (2nd Street)	20.0'	105.00'
Rear Setback	10.0'	550.00'
Side Setback	10.0'	105.0' East and West
Parking Stalls	50	75
ADA Parking Stalls		3
Maximum Site Coverage	80%	38%+/- However Southern portion of the site is under construction and this number is changing daily
Minimum Lot Area	4,000 sq.ft.	866,653 sq.ft.
Minimum Lot Width	50.00'	610.00'

BUILDING 961 NOTES

- Existing structure and site improvements were recently constructed and the Southern portion of the site is currently under construction.
- There is no observed evidence of site being used as a solid waste dump, sump or sanitary landfill.
- According to the U.S. Fish and Wildlife Service, National Wetlands Inventory maps, the property does not contain any defined wetlands.
- 2nd Street and White Drive were recently dedicated as Streets as part of Business Depot Ogden Plat 18, Recorded October 3, 2014.
- There are 75 paved parking stalls on this site, of which, 3 are designated for ADA parking and access.

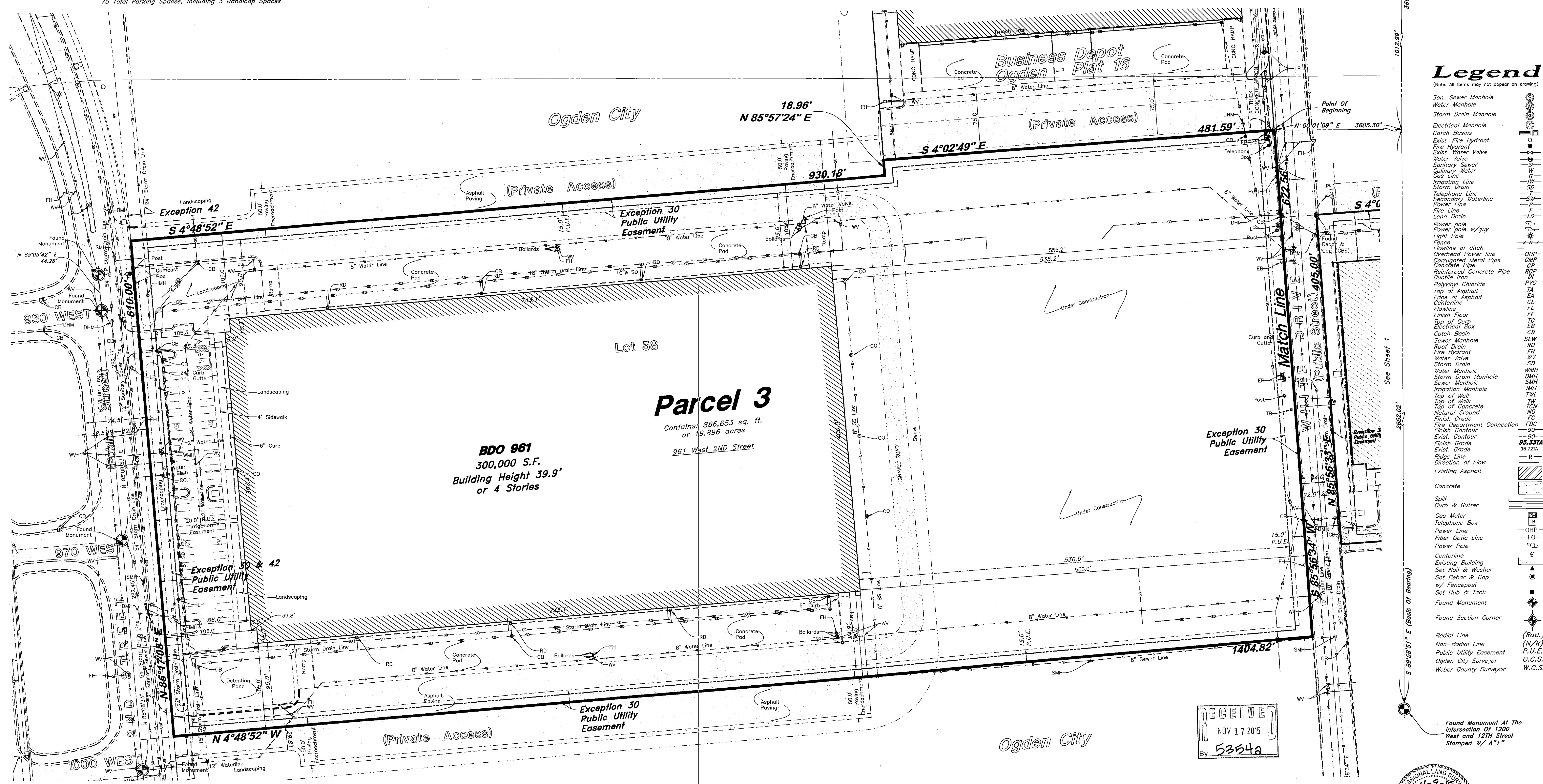
BUILDING 961 FLOOD ZONE

This property lies entirely within flood zone 'X' (unshaded) Areas of minimal flooding as shown on the FEMA Flood Insurance Rate Map for Weber County and Incorporated Areas Map (Community Panel Map No. 490057C0200E dated December 16, 2005). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 500-year floodplain".



South Quarter Corner Of Section 18, R.1W., S.1.B.&M. Found Weber County Monument Stamped "Weber County Survey 17202800 6N1W S18/S19"

Found 12TH Street Monument Stamped W/ A+ "

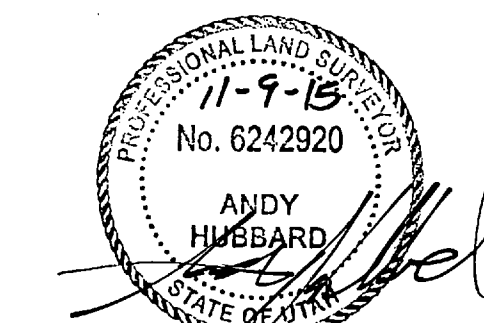
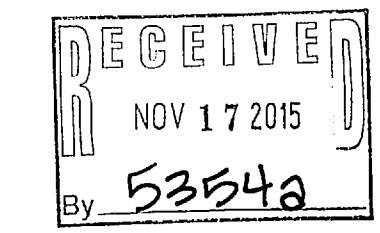


Legend

- (Note: All items may not appear on drawing)
- San Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. 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
 - Electrical Box
 - Catch Basin
 - Sewer Manhole
 - Roof Drain
 - Water Valve
 - Storm Drain
 - Water Manhole
 - Storm Drain Manhole
 - Sewer Manhole
 - Irrigation Manhole
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Fire Department Connection
 - Exist. Contour
 - Exist. Grade
 - 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 (Rad.)
 - Non-Radial Line (N/R)
 - Public Utility Easement
 - Ogden City Surveyor
 - O.C.C.S.
 - Weber County Surveyor
 - W.C.S.

GREAT BASIN
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801)399-4515, S.L.C. (801)522-1022, FAX (801)399-2004
 WWW.GREATBASINENGINEERING.COM

ALTA/ASCM Land Title Survey
BDO Buildings 955, 961 & 1010
 961 West 2nd Street, 955 West White Drive, & 1010 South Depot Drive
 Ogden City, Weber County, Utah
 A part of Sections 18, T6N, R1W, SLB&M, U.S. Survey



LEGEND

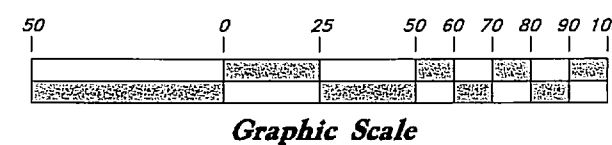
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Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
Power line	SP	Service Pole	SMH	Sewer Manhole
Sanitary Sewer line	LP	Light Pole	WV	Water Valve
Culinary Water line	PP	Power Pole	CB	Catch Basin
Gas line	TP	Telephone Pole	DB	Division Box
Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
Secondary Waterline	DT	Flowline of Ditch	SW	Sidewalk
Land Drain line	TOE	Toe of Slope	CAS	Gas Line Marker
Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
Fence	CO	Cleanout	BLDG	Building Corner
Power Pole	FC	Fence	NG	Natural Ground
Post	DMH	Drain Manhole	FL	Fire Hydrant
Water Meter	×99.00	Flowline	WV	Water Valve
Gas Meter	○	Spot Elevation	LP	Light Pole
Telephone Box	□	Contour	○	Power Pole w/guy
Sewer Manhole	○	Asphalt	○	Deciduous Tree
Drain Manhole	○	Concrete	○	Coniferous Tree
Water Manhole	○	Building	○	Landscaping
Cleanout Box	○	Catch Basin	○	

PARCEL AREAS

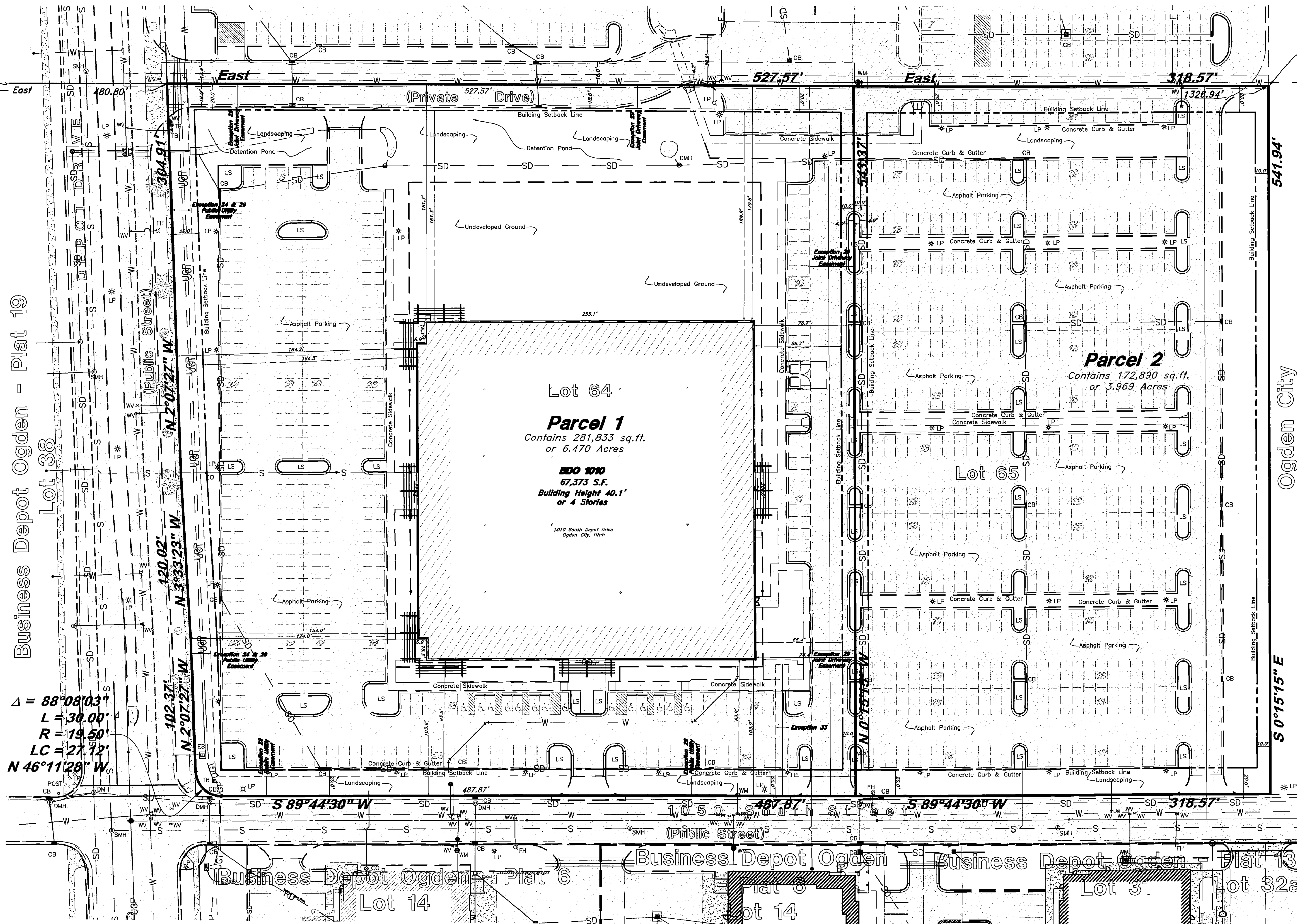
Parcel 1	281,833 sq.ft.	6.470 Acres
Parcel 2	172,890 sq.ft.	3.969 Acres
Parcel 3	1,056,052 sq.ft.	24.244 Acres
Total Area	1,510,775 sq.ft.	34.683 Acres



Scale: 1" = 50'



North Quarter Corner of Section 19,
T6N, R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument)



Point of Beginning
Parcel 2

Building 1010 Zoning Data

	Permitted/Required	Site Observation
Maximum Building Height	No Restrictions	40.0' +/-
Front Setback (Depot Drive)	20.0'	174.00'
Rear Setback	10.0'	76.40'
Side Setback	10.0'	103.60' South / 179.80' North
Parking Stalls	451	653
ADA Parking Stalls		14
Maximum Site Coverage	80%	75%
Minimum Lot Size	4,000 sq.ft.	281,833 sq.ft.
Minimum Lot Width	50.00'	527.30'

BUILDING 1010 ZONING INFORMATION

Information taken from PRZ Reports prepared by the Planning and Zoning Resource Company, PZR Site #88450-3 Draft Date 10/14/2015, Final Date 11/3/2015

Property is Zoned MRD Manufacturing Research and Development
Surrounding Property is Zoned MRD Manufacturing Research and Development

Lot Size Requirements
Minimum Lot Area-4,000 sq.ft.
Minimum Lot Width-50.0 feet.

Property Line Setbacks:
Front-20'
Side-10' except 20' adjacent to a residential zone or "0-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 10 Ft.)
Rear-10' except 20' adjacent to a residential zone or "0-1" Provided that 10 Ft. shall only be required for parking lots that are not adjacent to the Ogden Nature Center property. (Required: 10 Ft.)

Building Height:
Minimum-None
Maximum-None

Lot Coverage
Maximum Impervious Coverage: 80% Existing: 75%

Parking Space Formula:
Office:
1 Stall per 300 sq.ft. plus 1 per company vehicle owned
(67600 sq.ft x 2 = 135,200 sq.ft.)
(135,200 / 300 = 451 stalls)

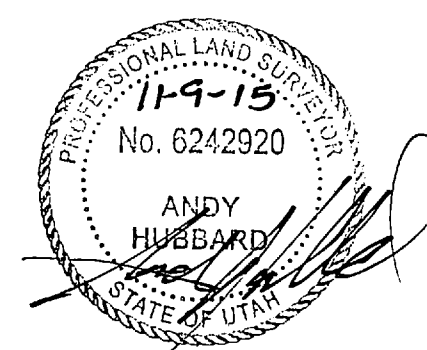
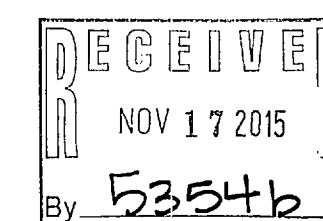
Parking Spaces Required:
451 Total Parking Spaces
Existing Parking Spaces: 653 Total Parking Spaces, including 14 Handicap Spaces

BUILDING 1010 NOTES

- There is no observed evidence of site being used as a solid waste dump, sump or sanitary landfill.
- According to the U.S. Fish and Wildlife Service, National Wetlands Inventory maps, the property does not contain any defined wetlands.
- Depot Drive and 1050 South Street, were dedicated as Streets as part of Business Depot Ogdren Plat 25, Business Depot Ogdren Plat 25
- There are 653 paved parking stalls on this site, of which, 14 are designated for ADA parking and access.

BUILDING 1010 FLOOD ZONE

This property lies entirely within flood zone 'X' (unshaded) Areas of minimal flooding as shown on the FEMA Flood Insurance Rate Map for City of Ogden Utah and Incorporated Areas Map (Community Panel No 49057C0426E dated December 16, 2005. Flood Zone X (unshaded) is defined as "Areas determined to be outside the 500-year floodplain".



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ALTA/ASCM Land Title Survey
BDO Buildings 955, 961 & 1010
 961 West 2nd Street, 955 West White Drive, & 1010 South Depot Drive
 Ogden City, Weber County, Utah
 A part of Sections 18, T6N, R1W, SLB&M, U.S. Survey

4 Nov, 2015

SHEET NO.

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