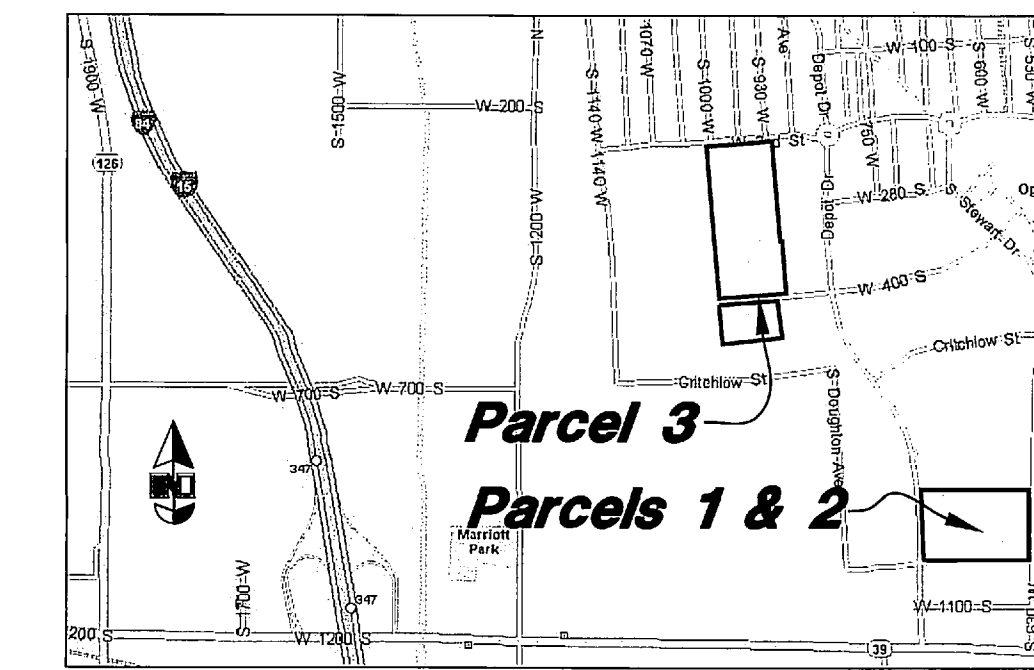


**BUILDING 955 ZONING INFORMATION**  
Information taken from PRZ Reports prepared by the Planning and Zoning Resource Company, PRZ Site #88450-1 Draft Date 10/14/2015, Final Date 11/3/2015

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

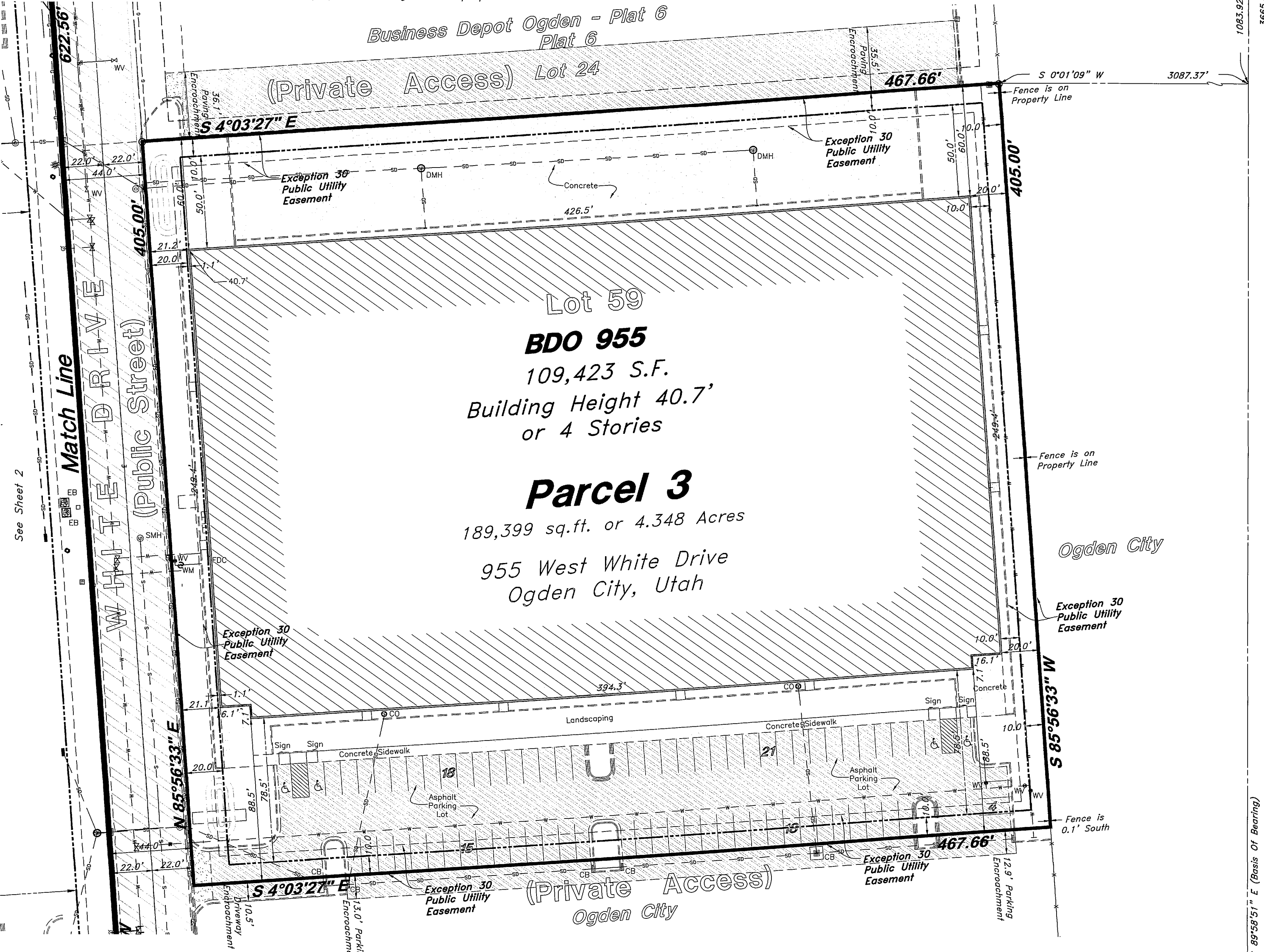
Building 955 Zoning Data		
	Permitted/Required	Site Observation
Maximum Building Height	No Restrictions	40.0'+/-
Front Setback (White Drive)	20.0'	21.2'
Rear Setback	20.0' Adjacent to O-1	20.00'
Side Setback	10.0,	60.0' East / 88.50' West
Parking Stalls	50	76
ADA Parking Stalls		4
Maximum Site Coverage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



**VICINITY MAP**  
Not to Scale

**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 deleting 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(c).
- Supplementary Declaration adding additional property No. 1 to Master Declaration recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1985 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. 1998120 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, 2000 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 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 April 04, 2008 as Entry No. 2332687 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 Alliance 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. 2691127 of Official Records. Notice of Mortgage by PacifiCorp, an Oregon corporation, d/b/a 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)**



**OVERALL NARRATIVE**

This ALTA/ASCM Land Title Survey was requested by Mr. Blake Wahlen with the Boyer Company for the purpose of 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 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. 4900570200E dated December 16, 2005). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 500-year floodplain".

**PARCEL AREAS**

Parcel	Area (sq.ft.)	Area (Acres)
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
<b>Total Area</b>	<b>1,510,775 sq.ft.</b>	<b>34.683 Acres</b>

**BUILDING 955 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 76 paved parking stalls on this site, of which, 4 are designated for ADA parking and access.

**LEGEND**

-C-	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
-BTL-	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
-OHT-	Overhead Telephone line	NG	Natural Ground	COND	Edge of Concrete
-DHP-	Duct Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
-W-	Water	SP	Service Pole	SMH	Sewer Manhole
-GAS-	Gas	LP	Light Pole	WV	Water Valve
-S-	Sanitary Sewer line	WP	Water Pole	CB	Catch Basin
-CUL-	Culinary Water line	TP	Telephone Pole	DB	Division Box
-G-	Gas	FH	Fire Hydrant	TC	Top of Curb
-SD-	Storm Drain line	TH	Flawline of Ditch	SLD	Sidewalk
-S-	Secondary Waterline	DI	Ditch	GAS	Gas line Marker
-LD-	Land Drain line	TOE	Toe of Slope	GUY	Guy Wire
-I-	Irrigation Waterline	CO	Cleanout	BLDG	Building Corner
-X-X-	Fence	NG	Natural Ground	NG	Natural Ground
-P-	Power Pole	FC	Fence	NG	Natural Ground
-F-	Fast	DMH	Drain Manhole	NG	Natural Ground
-M-	Water Meter	DMH	Drain Manhole	NG	Natural Ground
-G-	Gas Meter	x99.00	Spot Elevation	NG	Natural Ground
-T-	Telephone Box	x99.00	Spot Elevation	NG	Natural Ground
-S-M-	Sewer Manhole		Contour	NG	Natural Ground
-D-M-	Drain Manhole		Asphalt	NG	Natural Ground
-W-M-	Water Manhole		Concrete	NG	Natural Ground
-C-B-	Cleanout Box		Building	NG	Natural Ground
			Catch Basin	NG	Natural Ground

**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 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 Standard 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 17, 2015

17 Nov 2015  
No. 6242820  
ANDY HUBBARD

Andy Hubbard, S.L.B.&M., No. 6242820  
(Andy@GreatBasinEng.com)

RECEIVED  
JUN 22 2016  
BY: 5479A

**GREAT BASIN ENGINEERING**  
145 EAST OGDEN UTAH 84403  
2352 E 500 S OGDEN UT 84403  
WWW.GREATBASINEENGINEERING.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 16, 18W, R1W, SL&M, U.S. Survey

17 Nov, 2015  
SHEET NO.  
**1**  
14N106 of 3

**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 "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: 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

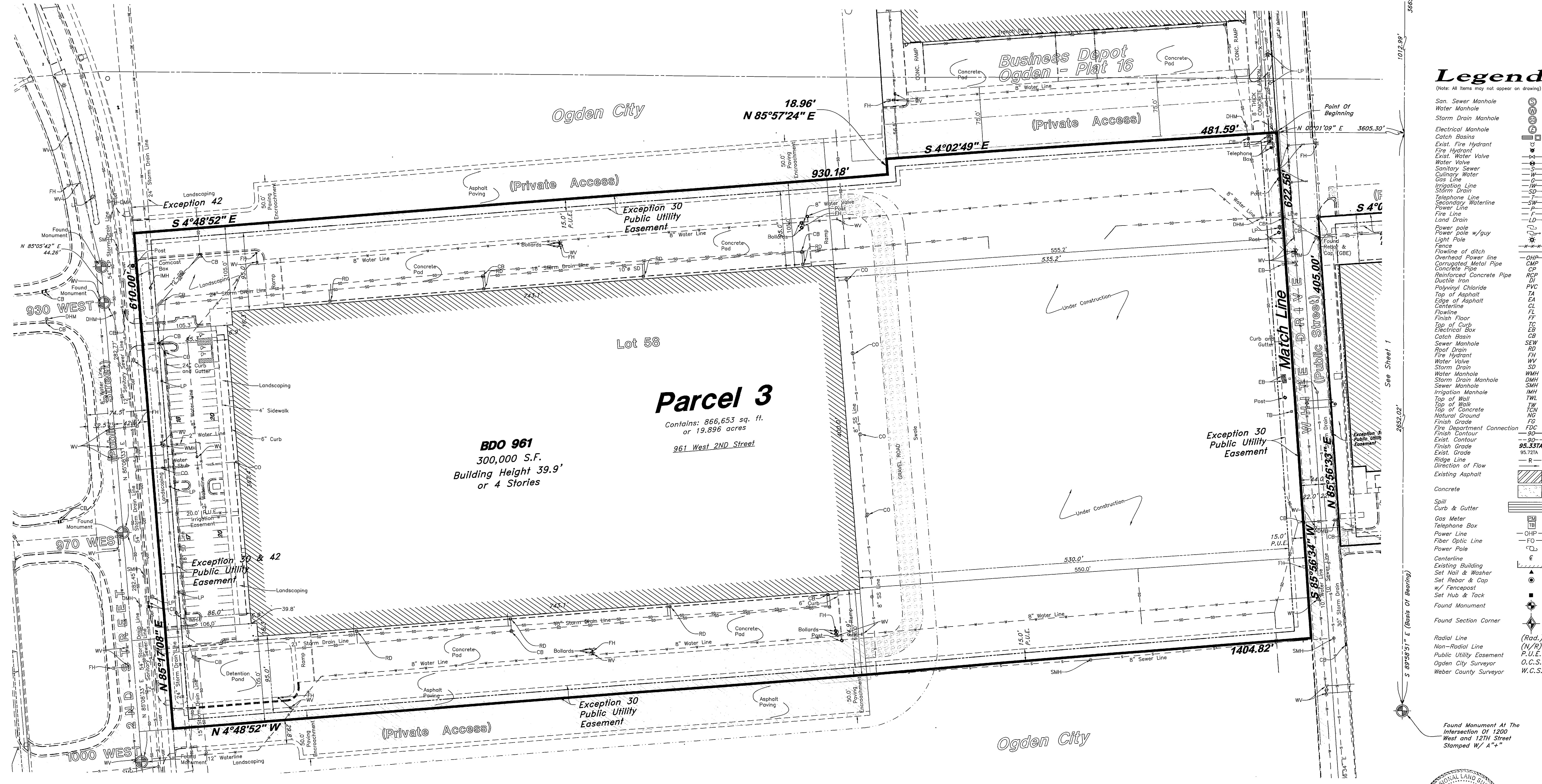
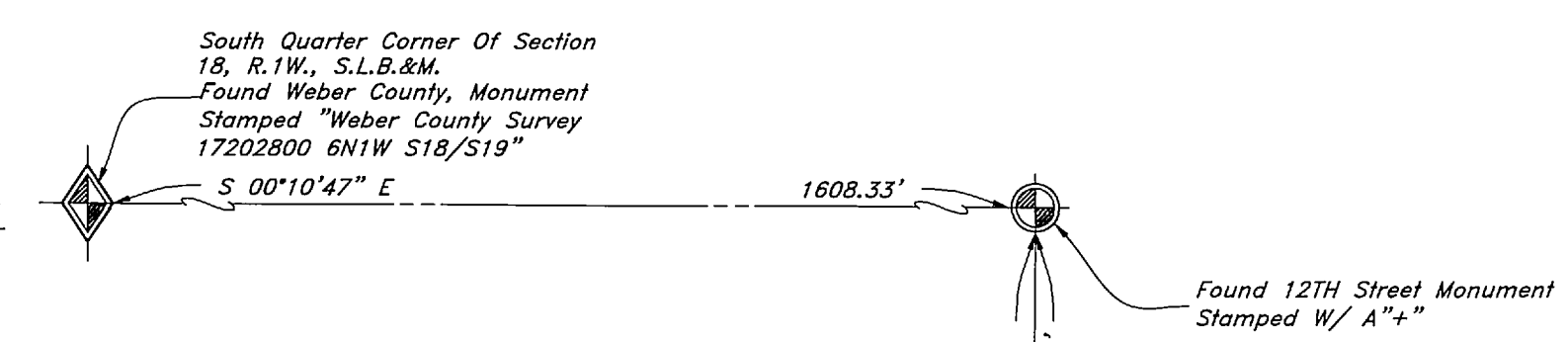
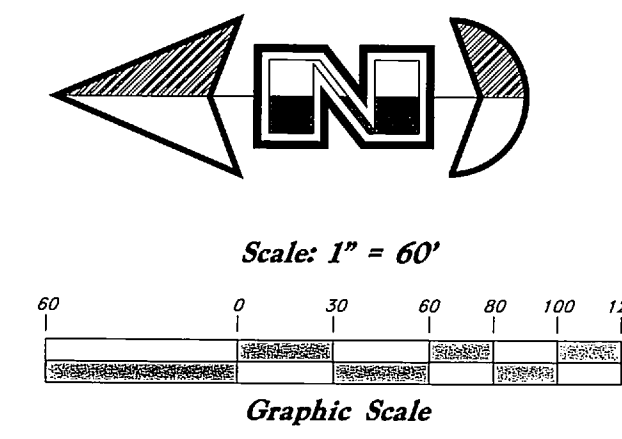
Building 961 Zoning Data		
	Permitted/Required	Site Observation
Maximum Building Height	No Restrictions	40.0' +/-
Front Setback (2nd Street)	20.0'	105.00'
Rear Setback	10.0'	550.00'
Side Setback	10.0'	105.0' East and West
Parking Stalls	50	75
ADA Parking Stalls		3
Maximum Site Coverage	80%	38% +/- However 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".



**Legend**

- (Note: All items may not appear on drawing)
- San Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basin
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Sewer
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Land Drain
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - PVC
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Electrical Box
  - Catch basin
  - Sewer Manhole
  - Roof Drain
  - Fire Hydrant
  - Water Valve
  - Storm Drain
  - Water Manhole
  - Storm Drain Manhole
  - Sewer Manhole
  - Irrigation Manhole
  - Top of Wall
  - Top of Walk
  - 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 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

**GREAT BASIN ENGINEERING**

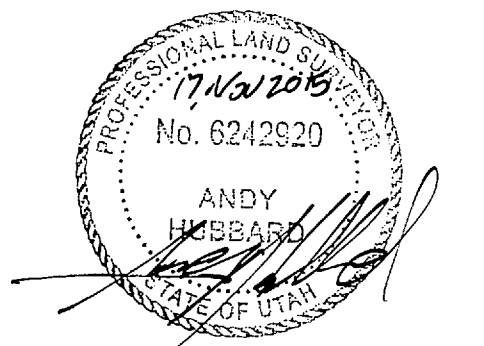
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C. (801)921-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**ALTA/ASCM Land Title Survey**

**BDO Buildings 955, 961 & 1010**

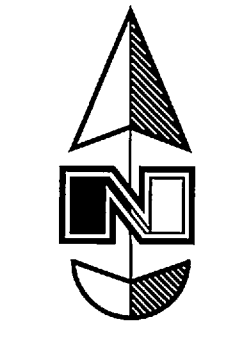
961 West 2nd Street, 955 West White Drive, & 1010 South Depot Drive  
 Ogden City, Weber County, Utah  
 A part of Sections 18, T6N, R1W, S1E&M, U.S. Survey

RECEIVED  
 JUN 22 2016  
 BY: 5419.B

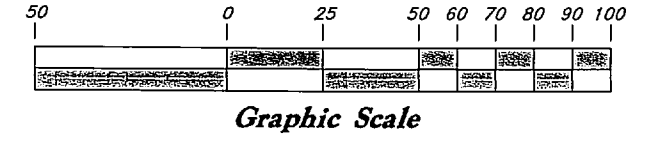


**LEGEND**

Centerline	TA Top of Asphalt	C.M.P. Corrugated Metal Pipe
UGT Buried Telephone line	EA Edge of Asphalt	R.C.P. Reinforced Concrete Pipe
OHT Overhead Telephone line	NG Natural Ground	CONC Edge of Concrete
OHPP Overhead Power line	LG Lip of Gutter	Retaining Wall
UGP Power line	SP Service Pole	SMH Sewer Manhole
S Sanitary Sewer line	LP Light Pole	WV Water Valve
W Culinary Water line	TP Telephone Pole	CB Catch Basin
G Gas line	FH Fire Hydrant	DV Diversion Box
SD Storm Drain line	DIT Flowline of Ditch	TC Top of Curb
SW Secondary Waterline	TOE Top of Slope	SW Sidewalk
LD Land Drain line	TOP Top of Slope	GAS Gas line Marker
IW Irrigation Waterline	CO Contour	GUY Guy Wire
X-X-X-X Fence	DMH Drain Manhole	BLDG Building Corner
Power Pole	FC Fence	NG Natural Ground
Post	FC Drain Manhole	Fire Hydrant
Water Meter	x99.00	Water Valve
Gas Meter	Asphalt	Light Pole
Telephone Box	Concrete	Power Pole w/guy
Sewer Manhole	Building	Deciduous Tree
Drain Manhole	Catch Basin	Coniferous Tree
Water Manhole		Landscaping
Cleanout Box		

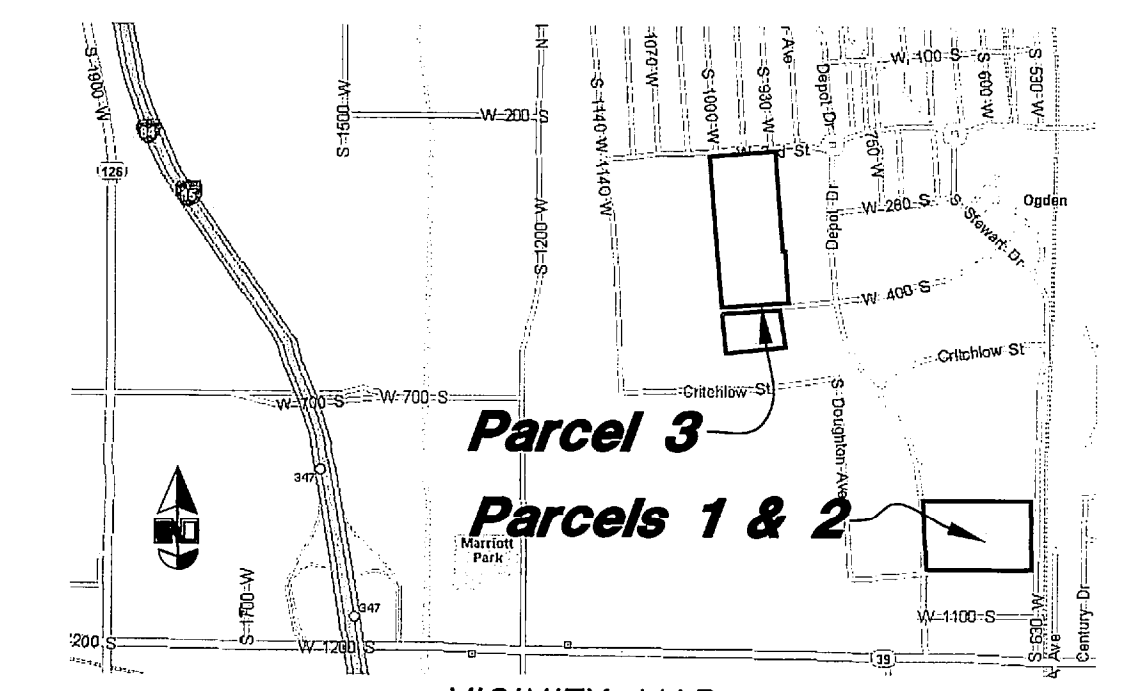


Scale: 1" = 50'

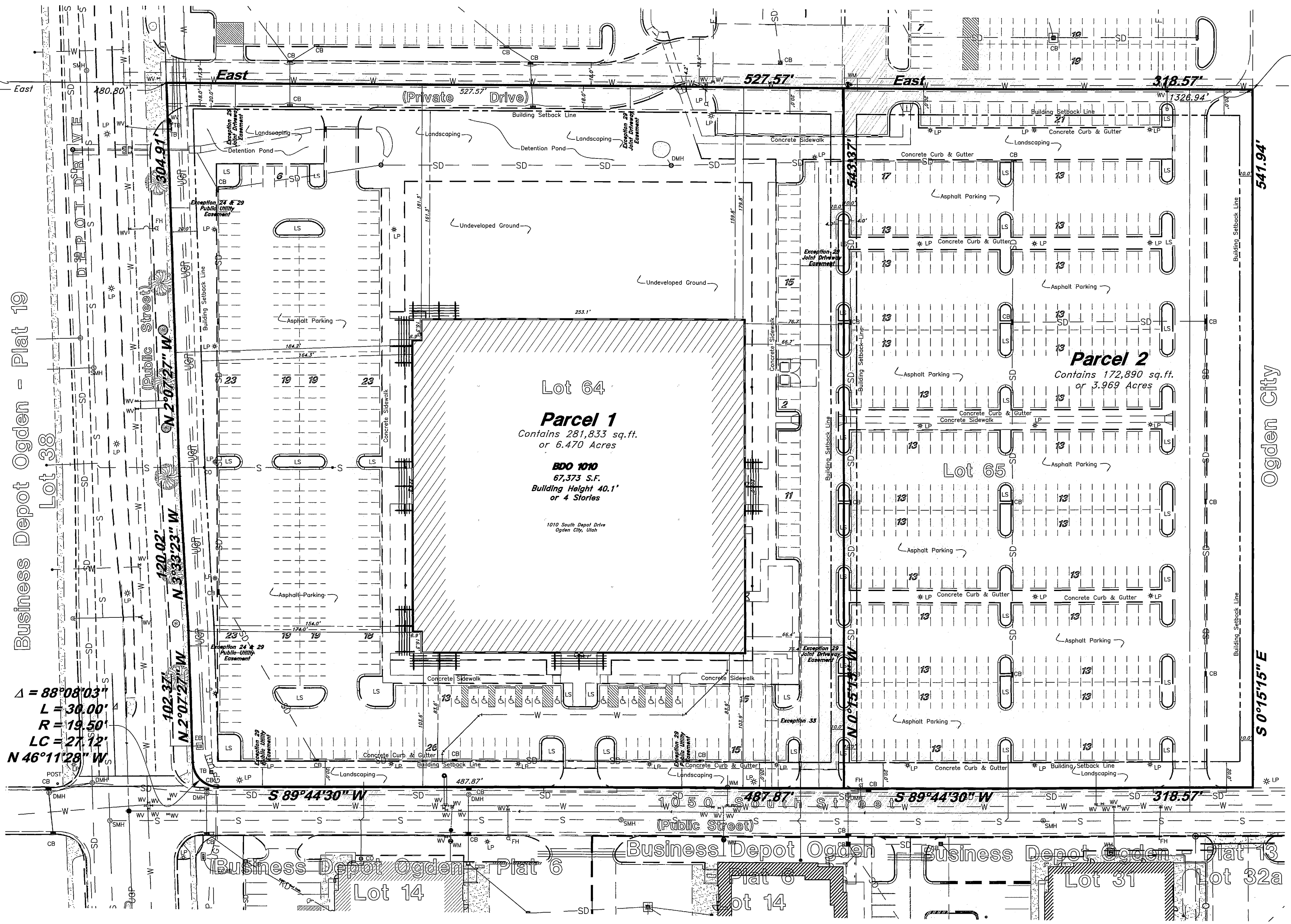


**PARCEL AREAS**

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
<b>Total Area</b>	<b>1,510,775 sq.ft.</b>	<b>34.683 Acres</b>



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



**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 "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: 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 Ogden Plat 25, Business Depot Ogden 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".

$\Delta = 88^{\circ}08'03''$   
 $L = 38.00'$   
 $R = 19.50'$   
 $LC = 27.12'$   
 $N 46^{\circ}11'28'' W$

Found 12th Street Monument Stamped W/A+  
(Basis of Bearing)  
 $S 89^{\circ}58'51'' E$   
3665.01'

Found Monument At The Intersection Of 1200 West and 12th Street Stamped W/A+  
 $S 0^{\circ}10'49'' E$

**GREAT BASIN**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
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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, 16N, R1W, SLB&M, U.S. Survey

RECEIVED  
JUN 22 2016  
BY: 5479 C

