

Boundary Description
 ALL OF LOT 2, BUSINESS DEPOT OGDEN, PLAT 1 PARTIALLY VACATED, AMENDED AND EXTENDED, A RECORDED SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER.

- Notes:**
- Item numbers correspond to the item numbers found in the ALTA/ACSM Table "A".
 - This area does NOT fall within a Flood Zone based on the Flood Insurance Rate Map, Panel 94 of 575, Map No. 49057C0213E which has an effective date of December 16, 2005.
 - The subject property Contains 663,244 S.F. or 15.22 Acres.
 - There are 193 parking spaces and 4 handicap parking spaces.
 - The utility lines and locations as shown hereon are based on field observations and from utility maps provided by the various utility companies. Utility line locations were not marked on the ground and the locations of all utility lines shown hereon should be verified in the field before any construction is done.
 - No evidence of recent earth moving, building construction or building additions noted on property.

EXCEPTIONS - SCHEDULE B - Section 2
 Item numbers correspond to the item numbers found in the Title Report.

- The inclusion of said land within the Defense Depot of Ogden Economic Development Project Area, as disclosed by instrument, recorded March 24, 1998 as Entry No. 1530354 in Bk. 1916 at Pg. 254 of Official Records. Also Ordinance No. 98-19, adopting the economic development plan for the Defense Depot Ogden Economic Development Project Area, recorded February 8, 1999 as Entry No. 1611676 in Bk. 1990 at Pg. 2972 of Official Records. (Affects subject Property).
- Reservations, Easements, exclusions, restrictions, covenants, conditions, limitations, requirements, notices and all provisions, as set forth in that certain Quitclaim Deed with the United States of America, acting by and through the Secretary of the Army, as Grantor and Ogden City, a Utah Municipal Corp., acting as the Ogden Local Redevelopment Authority, as Grantee, recorded June 30, 1999 as Entry No. 1646825 in Bk. 2020 at Pg. 2743 of Official Records. (Affects subject Property - not able to plot).
- Reservations, easements, exclusions, covenants, restrictions, conditions, limitations, requirements, notices and all provisions, as set forth in the following deeds: Special Warranty Deed, recorded July 14, 1999 as Entry No. 1649462 in Book 2013 at Page 636 of Official Records. Special Warranty Deed, recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 2198 of Official Records. Special Warranty Deed, recorded February 15, 2001 as Entry No. 1752089 in Book 2116 at Page 2208 of Official Records. Special Warranty Deed, recorded February 15, 2001 as Entry No. 1752090 in Book 2116 at Page 2221 of Official Records. (Affects subject Property - not able to plot).
- Any covenants, conditions, restrictions, easements/assessments, liens, charges, terms and provisions contained within those certain master declarations, recorded December 30, 1998 as Entry No. 1682128 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 to declarations recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records. Amendment to master declarations, recorded March 31, 2006 as Entry No. 2170211 of Official Records. Amendment to master declarations, recorded December 14, 2009 as Entry No. 2449569 of Official Records. (Affects subject Property - not able to plot).
- Interim Easement and Access Agreement, by and between Ogden City, a Utah municipal corporation and Ogden Publishing Corporation, an Ohio corporation, recorded July 14, 1999 as Entry No. 1649464 in Book 2023 at Page 664 of Official Records. Amendment of Interim Easement and Access Agreement, recorded December 30, 1999 as Entry No. 1682128 in Book 2051 at Page 1359 of Official Records. (Affects subject Property - not able to plot).
- Ordinance No. 2002-65, vacating portions of 2nd Street and Depot Drive, subject to existing public utility easements, recorded November 27, 2002 as Entry No. 1892880 in Book 2290 at Page 1958 of Official Records. (Affects subject property and is addressed on the Business Depot Ogden Plat 1, Partially Vacated, Amended and Extended filed as Entry No. 1927068 of Official Records).
- Easements, notes and restrictions as shown on the recorded plat for Business Depot Ogden Plat 1 Partially Vacated, Amended & Extended, recorded April 3, 2003, as Entry No. 1927068, in Book 57 of Plats at Page 69. (Affects subject property and is addressed on the Business Depot Ogden Plat 1, Partially Vacated, Amended and Extended filed as Entry No. 1927068 of Official Records).
- Resolution No. 23-2005, creating and establishing the Weber Area Dispatch 911 and Emergency Services District, recorded January 24, 2006 as Entry No. 2156401 of Official Records. (Affects subject property - nothing to plot).
- Public Utility Easement, in favor of Ogden City, a Utah Municipal Corporation, recorded March 26, 2012 as Entry No. 2568476 of Official Records. (Does NOT Affect Subject Property. Off site - not shown).
- Easement Deed by Court Order in Settlement of Landowner Action, in favor of Level 3 Communications, LLC, recorded October 30, 2013 as Entry No. 2662288 of Official Records. (Class Action Law Suit for Communication Easements. Affects Subject Property).

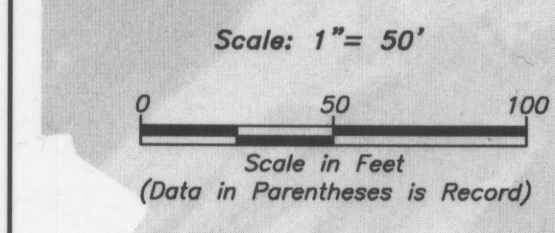
Legend

Subject Property Line	Telephone Pedestal
Secondary Property Line	Fire Hydrant
Centerline	Water Meter
Easement	Water Valve
Section Line	Sewer Manhole
Fence Line	Storm Drain Manhole
Storm Drain Existing	Communications Manhole
Water Line Existing	Catch Basin
Sewer Line Existing	Power Pole
Power Line Existing	Light Pole
Telephone Line Existing	Set 24"x5/8" Rebar with Cap
Gas Line Existing	Found rebar set by others
Fiber Optic Line Existing	Right-of-Way Marker
Petroleum Pipe Line Existing	
Edge of Asphalt Paving	
Existing Curb and Gutter	

SURVEY CERTIFICATION
 To Ogden Publishing Corporation, First American Title Insurance Company, and NCAP, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 8, 9, 11, 13 and 16 of Table A thereof. This ALTA/ACSM Survey is based on the Title Commitment Report by First American Title Insurance Company, Order No. NCS-898689-CLE. With an Effective date of March 22, 2018 at 7:30 a.m. Pursuant to Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, License No. 167819, the relative Positional Accuracy of this survey does not exceed that which is specified therein.

Surveyor: K. Greg Hansen
 Registration No. 167819
 Date: April 19, 2018



Narrative
 The purpose of this survey was to do an ALTA/ACSM Survey of the parcel as shown and described hereon. The survey was ordered by Chris Luken of BakerHostetler for the Ogden Publishing Corporation. The control used to establish the property corners was the existing Ogden City Survey Monumentation surrounding the subject property. The basis of bearing is the centerline of 2nd Street between the two Ogden City Monuments as shown which bears North 89°35'58" West, as shown on the Business Depot Ogden Plat 1, Partially Vacated, Amended and Extended recorded as Entry No. 1927068 in the Weber Co. Recorders office.

(C1) A = 101°53'47" R = 9.25' L = 16.46' LC = 14.33' S 84°06'36" E	(C2) A = 31°48'59" R = 285.50' L = 158.53' LC = 156.50' S 17°15'06" E	(C3) A = 14°06'09" R = 121.00' L = 29.78' LC = 29.71' S 5°42'25" W	(C4) A = 14°36'55" R = 46.50' L = 11.86' LC = 11.83' N 5°27'02" E	(C5) A = 19°32'39" R = 39.50' L = 144.43' LC = 13.41' S 75°55'55" W
(C6) A = 75°4'46" R = 121.00' L = 16.71' LC = 16.70' S 21°39'37" W	(C7) A = 15°43'08" R = 121.00' L = 33.20' LC = 33.09' S 33°27'34" W	(C8) A = 18°33'05" R = 108.50' L = 34.48' LC = 34.33' N 32°02'35" E	(C9) A = 53°54'50" R = 154.50' L = 145.36' LC = 140.08' S 48°43'28" W	(C10) A = 8°31'36" R = 970.50' L = 144.43' LC = 144.30' S 80°57'49" W
(C11) A = 5°10'25" R = 868.50' L = 87.27' LC = 87.24' S 87°48'50" W	(C12) A = 3°32'38" R = 1543.00' L = 95.44' LC = 95.42' N 88°37'43" E	(C13) A = 0°09'39" R = 2755.71' L = 7.73' LC = 7.73' S 86°56'14" W	(C14) A = 41°26'17" R = 81.80' L = 59.16' LC = 57.88' N 24°18'19" E	

ALTA/ACSM Survey For

Ogden Publishing Corporation
 332 Standard Way
 Ogden City, Weber County, Utah
 A Part of the Northeast Quarter of Section 18,
 Township 6 North, Range 1 West, S.L.B.&M.

Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 50'
 Drawing File: 18-3-78v15
 JOB NUMBER: 18-3-78

Drawn By: jsp Date: 04/19/18

Sheet 1 of 1 Sheets

HANSEN & ASSOCIATES, INC.
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