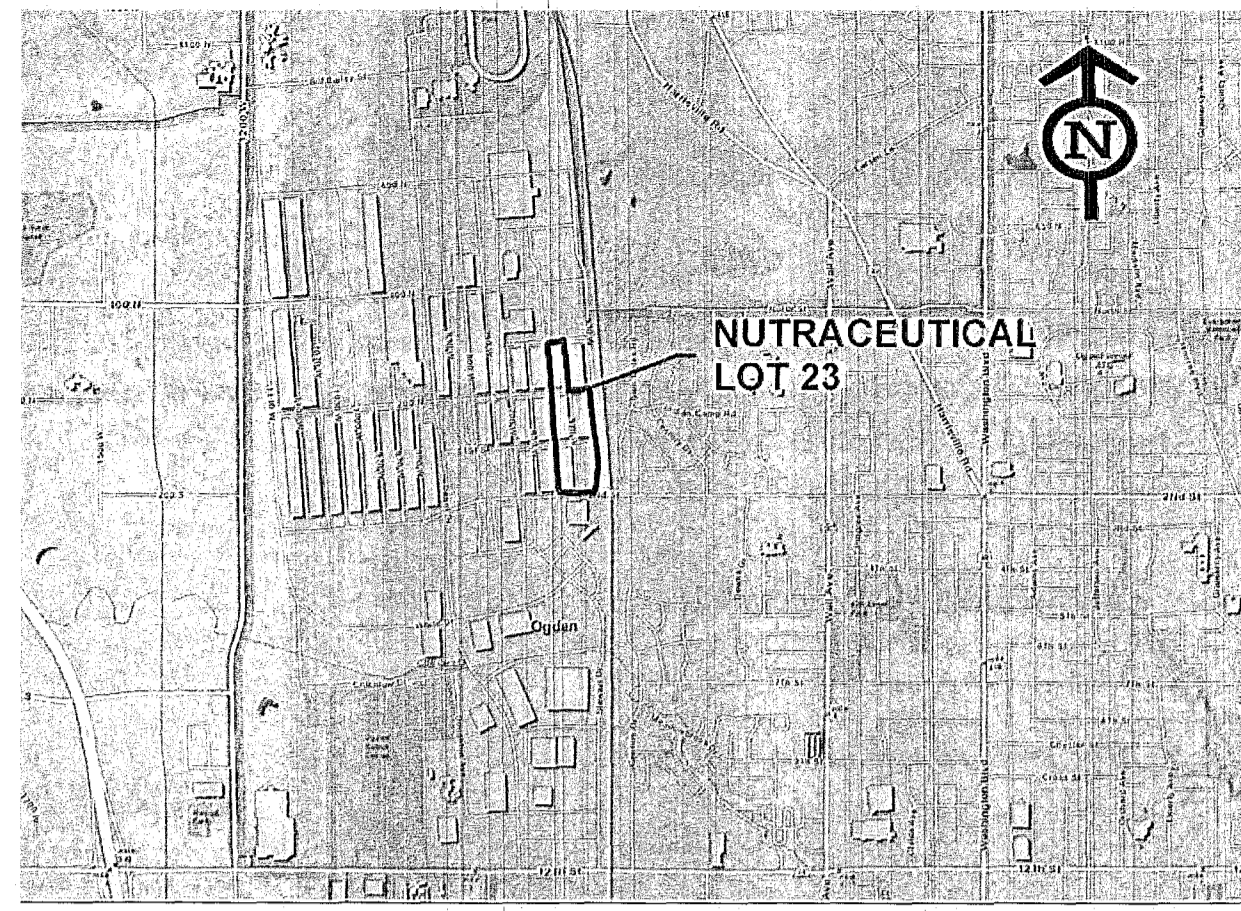
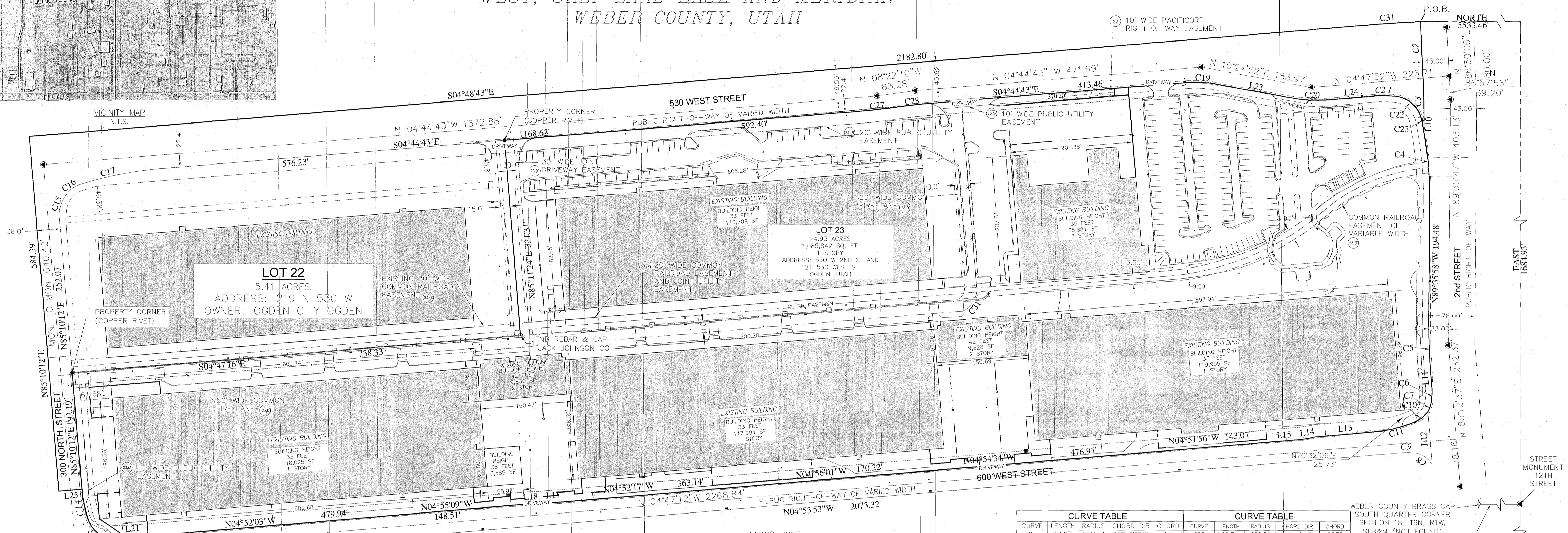
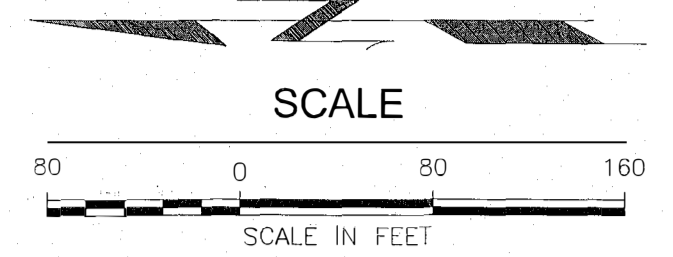


**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 23, NUTRACEUTICAL/BUSINESS DEPOT OGDEN-PLAT**  
**10 2ND AMENDMENT**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 AND THE  
 SOUTHEAST QUARTER OF SECTION 7 TOWNSHIP 6 NORTH, RANGE 1  
 WEST, SALT LAKE BASE AND MERIDIAN  
 WEBER COUNTY, UTAH



**LEGEND**

- STREET MONUMENT (BRASS CAP TYP.)
- BOUNDARY LINE
- LOT LINE / STREET RIGHT-OF-WAY LINE
- CENTERLINE ROAD
- EASEMENT LINE
- 20' SETBACK LINE NEW CONSTRUCTION



**SURVEYOR'S CERTIFICATE**

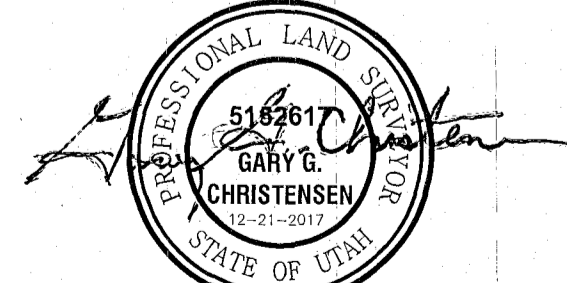
TO: CHICAGO TITLE INSURANCE COMPANY  
 ANTAIRES CAPITOL LP, AS THE FIRST LIEN ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND /OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.  
 THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, A WISCONSIN MUTUAL INSURANCE COMPANY AS ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 27, 2017.

DATE OF PLAT: DECEMBER 4, 2017

GARY G. CHRISTENSEN UTAH PLS 5152617

DATE OF LAST REVISION: DECEMBER 21, 2017



**SURVEYOR'S NARRATIVE**

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALISON PITT AS AGENT FOR NUTRACEUTICAL CORPORATION.
- THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE: NOVEMBER 27, 2017 AT 8:00 A.M.  
 SITE: 04(OGDEN, UT)  
 NBU NO. 21702164  
 LOCAL NO. 17-012695  
 ISSUED: 12/21/2017
- AERIAL DATED OBTAINED USING UAV AND ORTHORECTIFIED. DATE OF COLLECTION WAS 11/21/2017.
- NO OBSERVED EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**EXHIBIT "A" LEGAL DESCRIPTION**

PARCEL 1:  
 LOT 23, NUTRACEUTICAL/ BUSINESS DEPOT OGDEN-PLAT 10 2ND AMENDMENT ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED FOR RECORD DECEMBER 10, 2010 AS ENTRY NO. 2506366 IN BOOK 71 AT PAGE 83, WEBER COUNTY RECORDS.  
 THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: TAX ID NO. 12-243-0002

PARCEL 2:  
 BENEFITS, TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN PARKING EASEMENT AGREEMENT (250 NON-EXCLUSIVE PARKING SPACES) DATED MARCH 31, 2006 EXECUTED BY AND BETWEEN OGDEN CITY, A UTAH MUNICIPAL CORPORATION, BOYER BDO, L.C., A UTAH LIMITED LIABILITY COMPANY AND NUTRACEUTICAL CORPORATION, A DELAWARE CORPORATION, RECORDED MARCH 31, 2006 AS ENTRY NO. 2170214, OFFICIAL RECORDS.  
 AS AMENDED BY AMENDMENT TO PARKING EASEMENT AGREEMENT DATED DECEMBER 11, 2009, EXECUTED BY AND BETWEEN OGDEN CITY, A UTAH MUNICIPAL CORPORATION, BOYER BDO, L.C., A UTAH LIMITED LIABILITY COMPANY AND NUTRACEUTICAL CORPORATION, A DELAWARE CORPORATION, RECORDED DECEMBER 14, 2009 AS ENTRY NO. 2449573, OFFICIAL RECORDS.

PARCEL 3:  
 BENEFITS, TERMS, CONDITIONS, EASEMENT AND LIMITATIONS CONTAINED IN PARKING EASEMENT AGREEMENT DATED APRIL 24, 2017, EXECUTED BY AND BETWEEN OGDEN CITY, A UTAH MUNICIPAL CORPORATION, BOYER BDO, L.C., A UTAH LIMITED LIABILITY COMPANY AND NUTRACEUTICAL CORPORATION, A DELAWARE CORPORATION, RECORDED APRIL 25, 2017 AS ENTRY NO. 2853872, OFFICIAL RECORDS.

**SCHDULIF B-2 EXCPCTIONS**

- 10-21. (ARE NOT PLOTTABLE)
22. RIGHT OF WAY EASEMENT- PACIFICORP ENTRY 2426490 (AFFECTS PROPERTY AS SHOWN ON SURVEY).
23. MATTERS SHOWN AND /OR SET FORTH ON THE PLAT NUTRACEUTICAL/BUSINESS DEPOT OGDEN PLAT 2ND AMENDMENT SUBDIVISION, FILED FOR RECORD DECEMBER 10, 2010 AS ENTRY NO. 2506366
  - A. 10' WIDE PUBLIC UTILITY EASEMENT
  - B. 20' WIDE PUBLIC UTILITY EASEMENT
  - C. 30' WIDE JOINT DRIVEWAY EASEMENT
  - D. RELOCATED 20' WIDE COMMON RAILROAD EASEMENT
  - E. 20' WIDE COMMON RAILROAD EASEMENT
  - F. COMMON RAILROAD EASEMENT OF VARIABLE WIDTH AS SHOWN
  - G. EXISTING 20' WIDE COMMON RAILROAD EASEMENT AND PUBLIC UTILITY EASEMENT
  - H. PLAT NOTES
- 24-25. (ARE NOT PLOTTABLE)
26. PARKING EASEMENT AGREEMENT DATED APRIL 24, 2017, EXECUTED BY AND BETWEEN OGDEN CITY, A UTAH MUNICIPAL CORPORATION, BOYER BDO, L.C., A UTAH LIMITED LIABILITY COMPANY AND NUTRACEUTICAL CORPORATION, A DELAWARE CORPORATION RECORDED APRIL 25, 2017 AS ENTRY NO. 2853872, OFFICIAL RECORD. EXHIBIT C PARKING FACILITY IS LOCATED OFF THE SUBJECT PROPERTY ACROSS ON THE SOUTH SIDE OF 2ND STREET. PARKING FACILITY IS LOCATED IN LOT 1, BUSINESS DEPOT OGDEN, PLAT 1 PARTIALLY AMENDED AND EXTENDED, OGDEN CITY, WEBER COUNTY, UTAH.

**PARKING SPACES**

- 257 REGULAR PARKING SPACES
- 4 HANDICAP PARKING SPACES

**TABLE A NOTES**

- NO OBSERVABLE RECENT EARTHWORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE, OR STREET OR SIDEWALK CONSTRUCTION/ REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- NO WETLANDS MARKERS WERE OBSERVED.

**FLOOD ZONE:**

PROPERTY IS LOCATED IN FLOOD ZONE "X" FIRM PANEL 49057C0213E EFFECTIVE DATE: 12/16/2005.

**BOCK & CLARK ZONING REPORT**

PROJECT NO. 7201701376: 003/004 REPORT DATE: DEC. 7, 2017

PROPERTY ZONING DISTRICT: DDR

ADJACENT PROPERTY ZONING

A	NORTH	DDR-DEFENSE DEPOT REUSE
B	SOUTH	DDR
C	EAST	R-1-6 -SINGLE FAMILY RESIDENTIAL
D	WEST	DDR

**SETBACKS**

A	FRONT	BUILDINGS EXISTING PRIOR TO JULY 1999: NONE NEW CONSTRUCTION 20' MINIMUM
B	SIDE	STREET: BUILDINGS EXISTING PRIOR TO JULY 1999: NONE NEW CONSTRUCTION 20' MINIMUM INTERIOR: ABUTTING 0-1:20' MINIMUM ABUTTING OTHER: NONE
C	REAR	ABUTTING 0-1: 20' MINIMUM ABUTTING OTHER: NONE

HEIGHT - MAXIMUM BUILDING HEIGHT - 50'

**LOT SIZE**

A	MINIMUM LOT AREA - NONE
B	MINIMUM LOT WIDTH - NONE
C	MINIMUM LOT DEPTH - NONE

COVERAGE - MAXIMUM LOT COVERAGE - NO REQUIREMENT

FLOOR AREA RATIO - MAXIMUM FLOOR AREA RATIO - NO REQUIREMENT NOTED

PARKING - PARKING FORMULA - MANUFACTURING: 1 SPACE/500 SQ.FT. GFA

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD	CURVE	LENGTH	RADIUS	CHORD DIR	CHORD
C2	84.85	2841.71	S87°42'37"W	84.85	C26	23.74	599.50	S16°04'28"E	23.73
C3	99.12	1457.00	S88°37'43"W	99.10	C27	56.04	928.89	S08°44'04"E	56.03
C4	109.65	599.50	S85°09'39"W	109.50	C28	61.82	836.11	S06°06'19"E	61.81
C5	94.13	1042.49	S87°48'50"W	94.13	C29	32.98	1042.50	S06°33'22"E	65.93
C6	26.78	119.50	N88°21'13"W	26.72	C30	60.57	957.50	N06°34'07"W	60.57
C7	16.73	39.50	N69°48'13"W	16.60	C31	50.02	43.56	N62°29'31"W	47.32
C8	39.00	39.50	N52°27'39"E	37.44					
C9	18.91	119.50	N02°14'49"W	18.89					
C10	22.34	39.50	N41°28'03"W	22.05					
C11	70.91	199.50	N15°04'48"W	70.53					
C12	26.78	119.50	N01°31'17"E	26.72					
C13	42.39	39.50	N38°41'06"E	40.39					
C14	54.81	199.50	N71°17'59"E	54.64					
C15	53.81	56.37	S70°04'52"E	51.79					
C16	20.65	40.99	S28°03'19"E	20.43					
C17	122.83	597.87	S11°36'03"E	122.62					
C19	46.79	177.00	S02°49'39"W	46.65					
C20	59.22	223.00	S02°47'35"W	59.04					
C21	32.61	199.50	S02°07'51"E	32.58					
C22	63.38	49.50	S41°14'08"W	59.14					
C23	20.95	599.50	S78°55'11"E	20.95					
C24	32.62	199.50	S89°51'13"W	32.58					
C25	58.95	49.50	N51°20'43"W	55.53					

LINE TABLE		
LINE	LENGTH	BEARING
L7	26.43	N40°15'17"E
L8	36.60	N40°15'17"E
L10	7.61	N89°35'58"W
L11	18.14	S85°13'37"W
L12	87.82	S85°13'37"W
L13	100.52	N05°07'09"W
L14	23.17	N02°45'08"W
L15	55.52	N02°00'34"W
L17	45.96	N04°18'50"W
L18	28.07	N02°40'31"W
L19	38.00	N89°06'07"E
L20	0.64	N89°06'07"E
L21	26.45	N44°53'53"W
L23	130.67	S10°24'02"E
L24	75.24	S04°48'52"E
L25	38.00	N04°49'48"W

WEBER COUNTY BRASS CAP SOUTH QUARTER CORNER SECTION 18, 16N, 17W, SLB&M (NOT FOUND)

S 00°10'47" E 1608.33'

BASIS OF BEARING S 89°35'58" E 3065.01'

STREET MONUMENT 12TH AND 12TH WEST STREETS

**ALTANSPS SURVEY**  
**LOT 23, NUTRACEUTICAL/BUSINESS DEPOT OGDEN PLAT 10 2ND AMENDMENT**  
 SECTION 7 AND SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN OGDEN, UTAH

PROJECT NO: 171281  
 REVISION 2

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