

C:\GIS\Projects\PROJECTS\Ogden\BDO\Bogder ALTA Surveys\Survey\Ogden Business Depot ALTA_040725.dwg Apr 29, 2025 - 11:50am

ALTA/NSPS LAND TITLE SURVEY
BUSINESS DEPOT OGDEN BUILDINGS
LOCATED IN THE SOUTH HALF OF SECTION 7, AND THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
APRIL 2025

Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

Flood Note

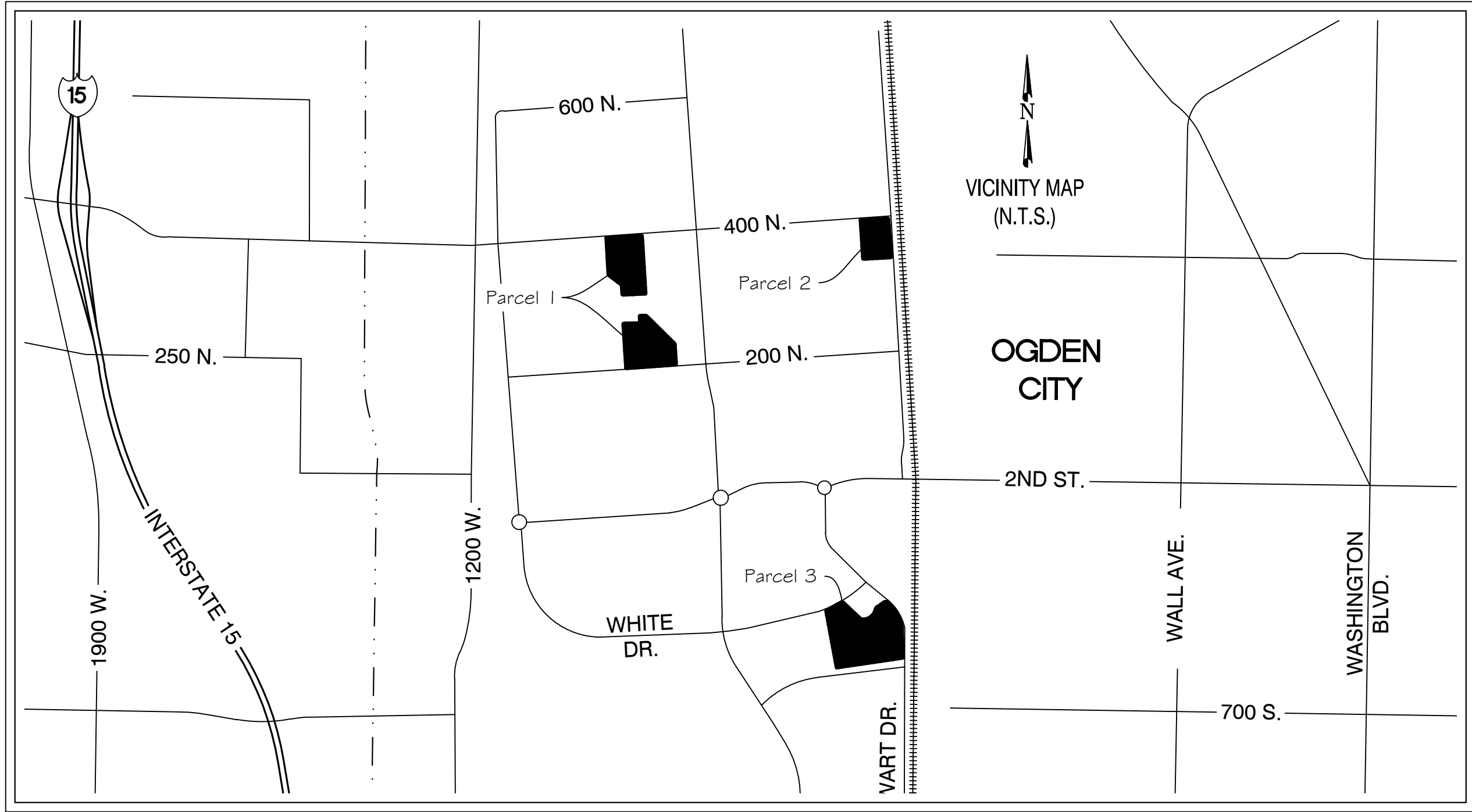
By graphic plotting only, this property is in zone(s) X (Other Areas) of the Flood Insurance Rate Map No. 49057C0194 F, Community Panel No. 194 of 600, which bears an Effective Date of November 30, 2023 and Map No. 49057C0213 F, Community Panel No. 213 of 600, which bears an Effective Date of November 30, 2023.

Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

Property Owner

Lot 85 in Parcel 1: 934 West 200 North, Ogden, UT 84404
Lot 86 in Parcel 1: 977 West 400 North, Ogden, UT 84404
Parcel 2: 385 North 530 West, Ogden, UT 84404
Parcel 3: Not Yet Assigned, Ogden, UT 84404

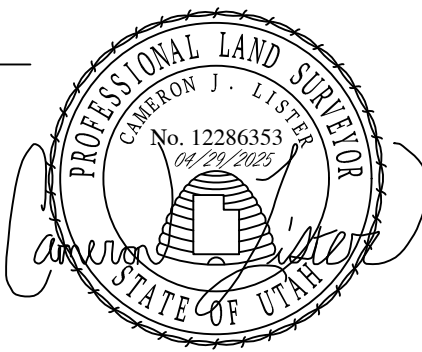


Surveyor's Certification

To: Principal Life Insurance Company, its successors and/or assigns,
BDO 934, L.C., a Utah limited liability company,
BDO 977, L.C., a Utah limited liability company,
BDO 385, L.C., a Utah limited liability company,
BDO 485, L.C., a Utah limited liability company,
Ogden City, a Utah municipal corporation, acting through the Ogden Local
Redevelopment Authority,
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 2021 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, 6(a), (b), 7(a), (b)(1), (c), 8, 9, 13, 16, 17 and 18 of Table A thereof. The fieldwork was completed on March 12, 2025.

Date of Plat or Map: April 29, 2025



RECEIVED
APR 29 2025
FILE # 8047

Title Report Legal Description

Parcel 1:

Lots 85 and 86, BUSINESS DEPOT OGDEN - PLAT 18 2ND AMENDMENT, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 2:

Lot 88, BUSINESS DEPOT OGDEN PHASE 37, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 3:

Lot 89, BUSINESS DEPOT OGDEN - PLAT 38, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

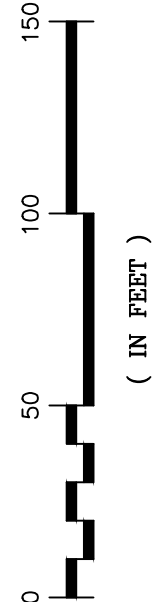
THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: FEBRUARY 07, 2025 AT 8:00 A.M.
FILE NO. 338-6347710

Narrative / General Notes

This survey was prepared at the request of Northmarq with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards of those Lots described in that Title Commitment for Insurance provided by First American Title Insurance Company, having Issuing Agent: First American Title Insurance Company with a Commitment Date: February 07, 2025 along with File No.: 338-6347710. All boundary lines were held at record bearings per said Lots and platted hereon. The bearing of S. 89°58'51" E. between the street monuments along 12th Street at 1200 West Street and 750 West Street was used as the Basis of Bearing for this survey.

- (GN1) On the date of the field survey, March 12, 2025 there was no observable evidence of earth moving work, external building construction, or building additions.
- (GN2) Access to Parcel 1 (Lot 85) via 200 North Street and Joint Driveway Easement per Business Depot Ogden - Plat 18 2nd Amendment.
- (GN3) Access to Parcel 1 (Lot 86) via 400 North Street and Joint Driveway Easement per Business Depot Ogden - Plat 18 2nd Amendment. .
- (GN4) Access to Parcel 2 (Lot 88) via 400 North Street and 530 West Street.
- (GN5) Access to Parcel 3 (Lot 89) via White Drive and Stewart Drive and 50.0' Joint Driveway Easement per Business Depot Ogden - Plat 38 and 30.0' Joint Driveway Easement per Business Depot Ogden - Plat 24.
- (GN6) On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.
- (GN7) Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- (GN8) Parcel 1 (Lot 85) - There are 82 regular parking spaces and 6 ADA parking spaces for a total of 88 visible parking spaces.
Parcel 1 (Lot 86) - There are 68 regular parking spaces and 4 ADA parking spaces for a total of 72 visible parking spaces.
Parcel 2 (Lot 88) - There are 44 regular parking spaces and 3 ADA parking spaces for a total of 47 visible parking spaces.
Parcel 3 (Lot 89) - There are 183 regular parking spaces and 8 ADA parking spaces for a total of 191 visible parking spaces.
- (GN9) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.
- (GN10) Lot 89, Business Depot Ogden - Plat 38 is not re-traceable and incomplete. This Surveyor contacted the original Surveyor for CAD drawings to verify this survey. Plat amendment or Affidavit of Correction may be needed.
- (GN11) This Surveyor is aware of discrepancies in monument lines of Business Depot Ogden - Plat 37 as evidenced by the monumented centerlines specifically being 19.0' half width of 300 North Street (instead of 24.0') and 23.0' right-of-way line to the centerline (instead of 27.8') of 530 West Street. This Surveyor contacted the original Surveyor for CAD drawings to verify this survey. Plat amendment or Affidavit of Correction may be needed.

GRAPHIC SCALE



Prepared By: TAJ Date: 04/01/2025
Surveyed By: RD Date: 03/12/2025
Checked By: CUL Date: 04/29/2025

SHEET NO. 1 OF 6

SVY

PROJECT ID: S25-109 DATE: 04/01/2025

FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
BUSINESS DEPOT OGDEN BUILDINGS

Prepared for:
NORTHMARQ

S. 1/4, Section 7 & SE 1/4, Section 18, T6N., R1W., S.L.B. & M.

PREPARED BY:

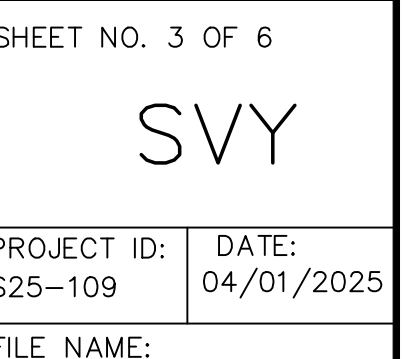
CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

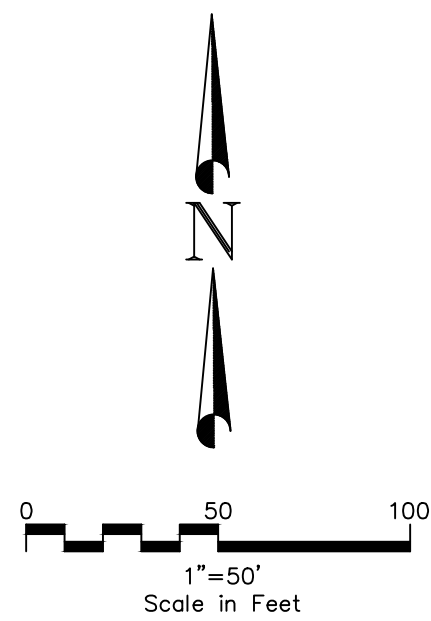
NO. DATE DESCRIPTION OF REVISION REVISIONS

INITIAL

C:\CIR Dropbox\PROJECTS\Qgden-BDO Boyer ALTA Surveys\Survey\OFFICE\ALTA Survey\Qgden Business Depot ALTA_040725.dwg Apr 29, 2025 - 1:30pm

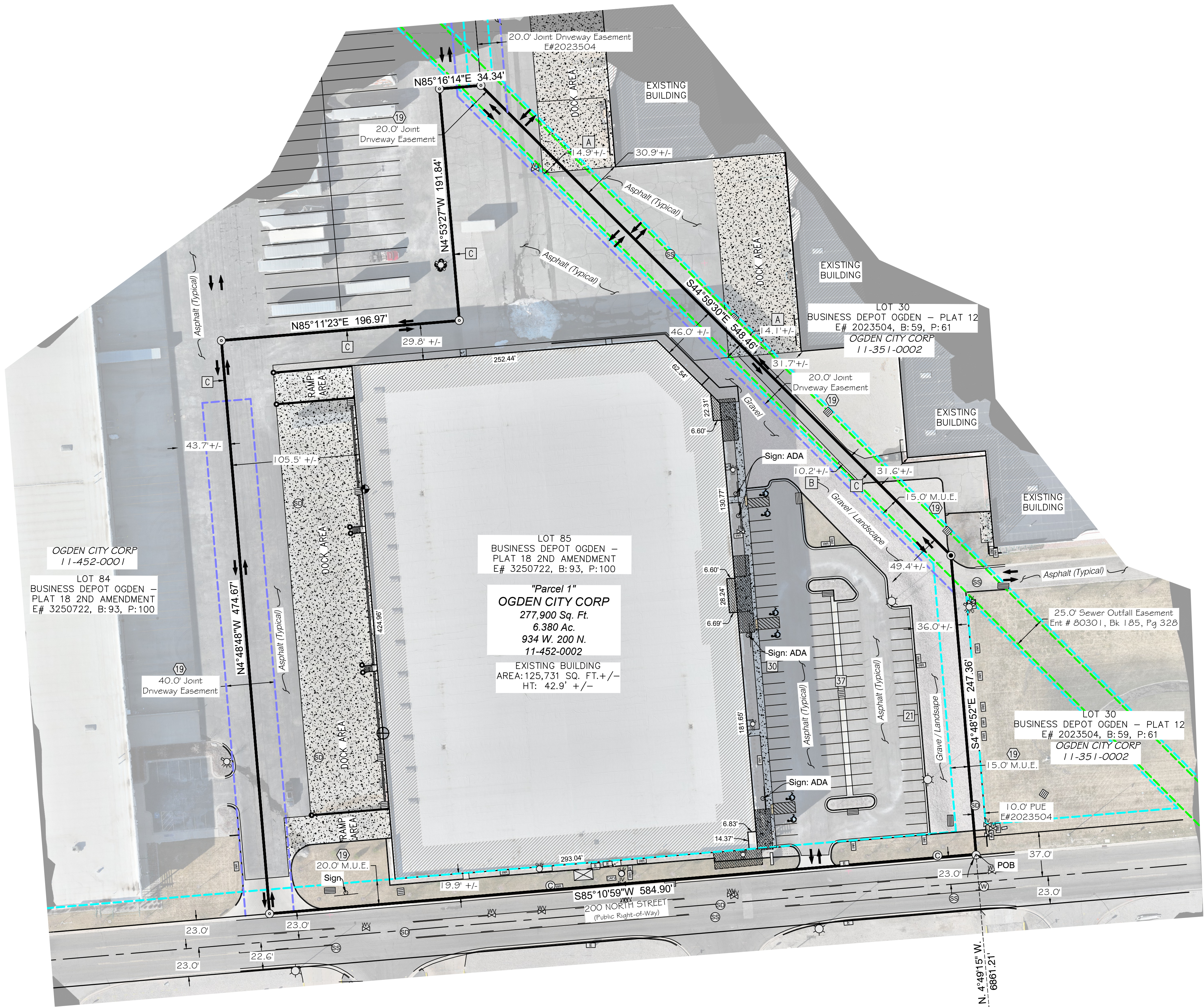


ALTA/NSPS LAND TITLE SURVEY
LOT 85, BUSINESS DEPOT OGDEN – PLAT 18 2ND AMENDMENT
LOCATED IN THE SOUTH HALF OF SECTION 7, AND THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
APRIL 2025



Encroachment Statement

- A Concrete pad encroachment varies up to 1.5' +/-
B Existing drive isle encroachment varies up to 10.2' +/-
C Existing Access without the benefit of an easement.



Legend of Symbols
& Abbreviations

- Boundary Line
Section Line
Road Center Line
Adjacent Parcel
M.U.E. Easement Line
Sewer Easement Line
Shared Joint Driveway Easement Line
Right-of-Way Line
Existing Fence
Curb and Gutter (C&G)
Existing Sanitary Sewer
Existing Storm Drain
Existing Telephone
Existing Underground Power
Existing Overhead Power
Existing Water
Existing Gas
Set yellow rebar/cap stamped "CIR"
Set nail/washer stamped "CIR"
Set rivet
Found Street Monument
Calculated Street Monument
Overhead Light
Storm Drain Inlet Boxes
Sign (as labeled)
Water Valve
Fire Hydrant
Sewer Manhole
Storm Drain Manhole
Unknown Manhole
Water Manhole
Power and Telephone Pole
Power Vault
Irrigation Control Box
Communications Box
Electric Box
Telephone Pedestal
Gas Meter
Bollard
Water Meter
Electrical Meter
Sanitary Cleanout
Access Point
Title Report Exception Item
Parking Stall Count
Guy Wire
ADA Parking
Building Height Location
Steel Pergola

RECEIVED
APR 29 2025
FILE # 8047

Found Street Monument
at the Intersection of
1200 West and 12th Street

S. 89°58'51" E. 3698.71' (BASIS OF BEARING)

Calculated 12th Street Monument
Not Found, Buried in Asphalt
622.42'

33.73'

Found Street Monument
at the Intersection of
750 West and 12th Street

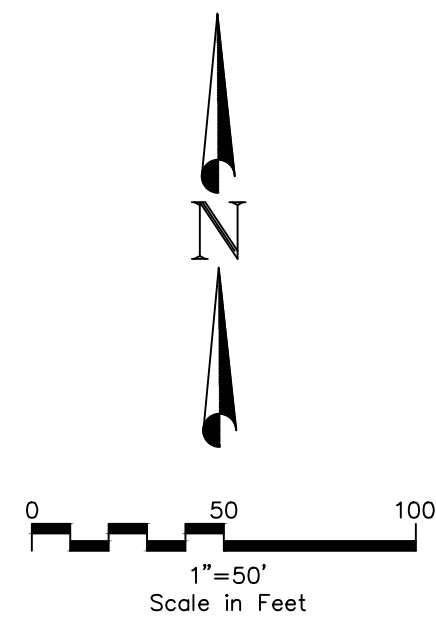
PREPARED BY:
**CIVIL ENGINEERING
+ SURVEYING**
10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY
LOT 85, BUSINESS DEPOT OGDEN – 18 2ND AMENDMENT
Prepared for:
NORTHMARQ
S. 1/4, Section 7 & SE 1/4, Section 18, T6N., R1W., S.L.B. & M.

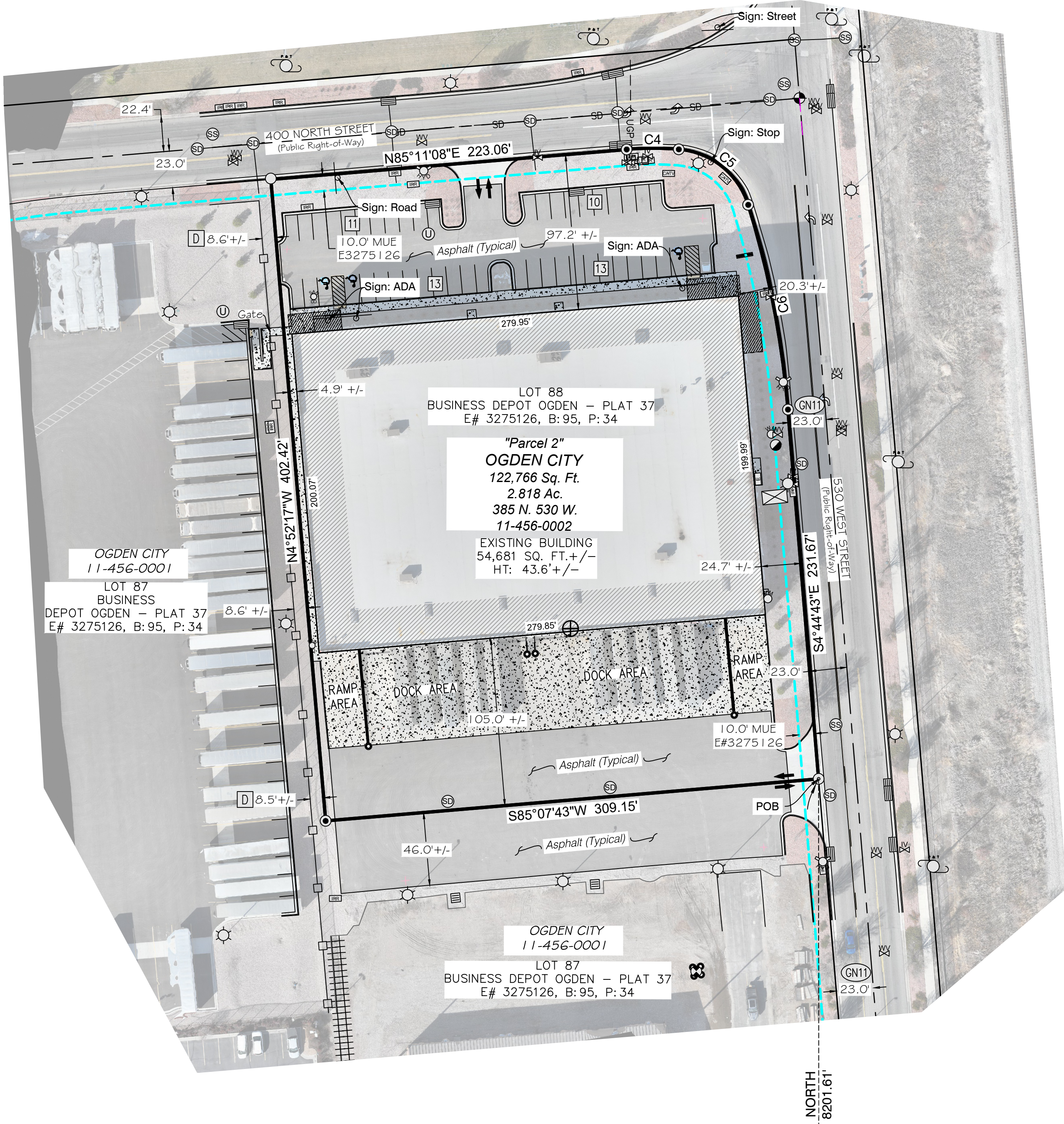
GRAPHIC SCALE
0 50 100 150
(IN FEET)
1"=50'
Prepared By: TAJ Date: 04/01/2025
Surveyed By: RD Date: 03/12/2025
Checked By: CUL Date: 04/29/2025

SHEET NO. 4 OF 6
SVY
PROJECT ID: S25-109 DATE: 04/01/2025
FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
LOT 88, BUSINESS DEPOT OGDEN – PLAT 37
LOCATED IN THE SOUTH HALF OF SECTION 7, AND THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
APRIL 2025



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C4 | 32.62 | 199.50 | 9°22'02" | N89° 52' 09"E | 32.58 |
| C5 | 58.94 | 49.50 | 68°13'24" | S51° 20' 15"E | 55.52 |
| C6 | 130.61 | 599.50 | 12°28'57" | S10° 59' 11"E | 130.35 |

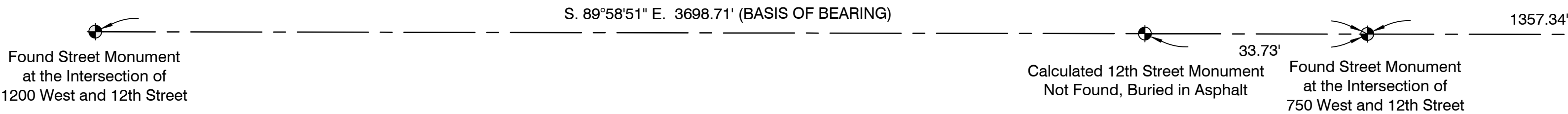


Legend of Symbols
& Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- M.U.E. Easement Line
- Sewer Easement Line
- Shared Joint Driveway Easement Line
- Right-of-Way Line
- Existing Fence
- Curb and Gutter (C&G)
- SS Existing Sanitary Sewer
- SD Existing Storm Drain
- T Existing Telephone
- UGP Existing Underground Power
- OHP Existing Overhead Power
- W Existing Water
- G Existing Gas
- Set yellow rebar/cap stamped "CIR"
- Set nail/washer stamped "CIR"
- Set rivet
- Found Street Monument
- Calculated Street Monument
- Overhead Light
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Unknown Manhole
- Water Manhole
- Power and Telephone Pole
- Power Vault
- Irrigation Control Box
- Communications Box
- Electric Box
- Telephone Pedestal
- Gas Meter
- Bollard
- Water Meter
- Electrical Meter
- Sanitary Cleanout
- Access Point
- Title Report Exception Item
- Parking Stall Count
- Guy Wire
- ADA Parking
- Building Height Location
- Steel Pergola

Encroachment Statement

- A Concrete pad encroachment varies up to 1.5' +/-
- B Existing drive isle encroachment varies up to 10.2' +/-
- C Existing Access without the benefit of an easement.
- D Gap between existing metal fence and Lot line varies up to 8.6' +/-



PREPARED BY:

**CIVIL ENGINEERING
+ SURVEYING**

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY

LOT 88, BUSINESS DEPOT OGDEN – 37

Prepared for:
NORTHMARQ

S. 1/4, Section 7 & SE 1/4, Section 18, T6N., R1W., S.L.B. & M.

GRAPHIC SCALE

0 50 100 150
(IN FEET)
1"=50'

Prepared By: TAJ Date: 04/01/2025
Surveyed By: RD Date: 03/12/2025
Checked By: CUL Date: 04/29/2025

SHEET NO. 5 OF 6

SVY

PROJECT ID: S25-109 DATE: 04/01/2025
FILE NAME:

RECEIVED
APR 29 2025
FILE # 8047

Legend of Symbols
& Abbreviations

- Boundary Line
Section Line
Road Center Line
Adjacent Parcel
M.U.E. Easement Line
Sewer Easement Line
Shared Joint Driveway Easement Line
Mill Creek Drainage Easement Line
Right-of-Way Line
Existing Fence
Curb and Gutter (C&G)
Existing Sanitary Sewer
Existing Storm Drain
Existing Telephone
Existing Underground Power
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Set yellow rebar/cap stamped "CIR"
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Gas Meter
Bollard
Water Meter
Electrical Meter
Sanitary Cleanout
Access Point
Title Report Exception Item
Parking Stall Count
Guy Wire
ADA Parking
Building Height Location
Steel Pergola

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|---------------|
| L9 | 33.23 | N72° 18' 45"E |
| L10 | 32.75 | N48° 11' 38"E |
| L11 | 45.37 | S52° 12' 16"E |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|--------|---------|-----------|---------------|--------------|
| C7 | 211.05 | 1271.00 | 9°30'51" | N62° 21' 07"E | 210.81 |
| C8 | 524.48 | 579.00 | 51°54'02" | S26° 15' 14"E | 506.73 |
| C9 | 30.63 | 19.50 | 90°00'42" | S44° 41' 47"W | 27.58 |

Found Street Monument
at the Intersection of
1200 West and 12th Street

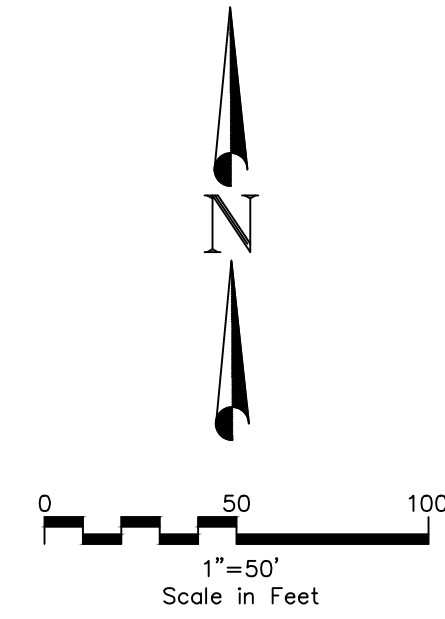
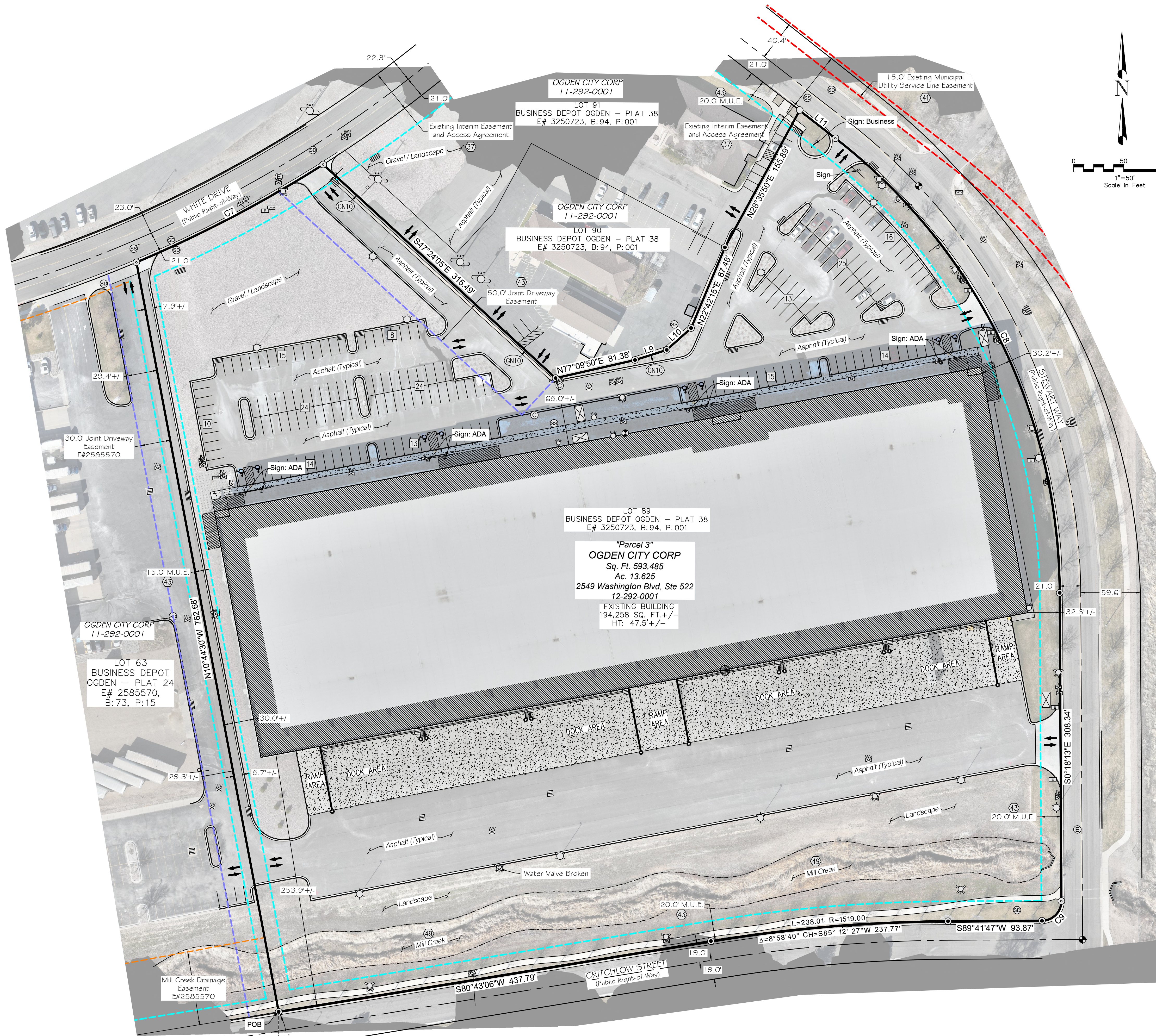
S. 89°58'51" E. 3698.71' (BASIS OF BEARING)

Calculated 12th Street Monument
Not Found, Buried in Asphalt

Found Street Monument
at the Intersection of
750 West and 12th Street

33.73'

831.42'



PREPARED BY:

ALTA/NSPS LAND TITLE SURVEY
LOT 89, BUSINESS DEPOT OGDEN - 38

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1"=50'

SHEET NO. 6 OF 6

SVY

PROJECT ID: S25-109
DATE: 04/01/2025
FILE NAME:

CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

Prepared for:
NORTHMARQ

Prepared By: TAJ Date: 04/01/2025
Surveyed By: RD Date: 03/12/2025
Checked By: CUL Date: 04/29/2025

S. 1/4, Section 7 & SE 1/4, Section 18, T6N., R1W., S.L.B. & M.

NO. DATE DESCRIPTION OF REVISION INITIAL