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

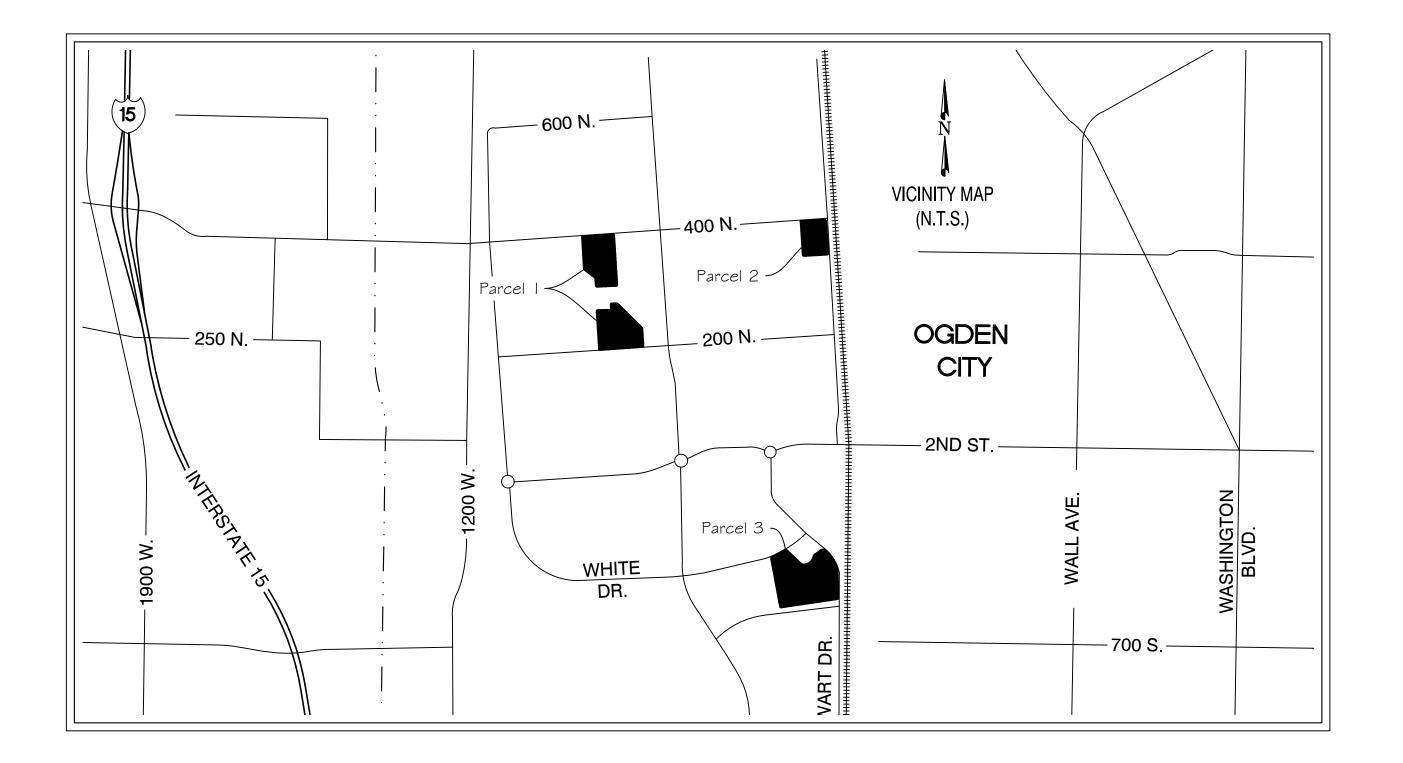
By graphic plotting only, this property is in zone(s) X (Other Areas) of the Flood Insurance Rate Map No. 49057C0194 F, Community Panel No. 194 of 600, which bears an Effective Date of November 30, 2023 and Map No. 49057C0213 F, Community Panel No. 213 of 600, which bears an Effective

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



FILE # 8047

Title Report Legal Description

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.

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.

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 (SN)

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

- 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.
- Access to Parcel 1 (Lot 85) via 200 North Street and Joint Driveway Easement per Business Depot Ogden Plat 18 2nd
- 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.
- 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.
- 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.
- Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- 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.
- Lot 89, Business Depot Ogden Plat 38 is not re-tracable and incomplete. This Surveyor contacted the original Surveyor for CAD drawings to verify this survey. Plat amendment or Affidavit of Correction may be needed.
- 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.

 \Box GDEN Prepared for: NORTHMARQ AND \bigcirc \vdash DEP /NSP ALTA/N BUSINES

SHEET NO. 1 OF 6

PROJECT ID: DATE: S25-109 04/01/202 FILE NAME:

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

Exceptions Corresponding to Schedule B

1-7. Standard Title Exceptions

The Following exceptions from 8 through 23 affects Parcel 1 (Lots 85 & 86)

- 8-9. Taxes for the year 2025 now a lien, not yet due. Tax Parcel No. 11-452-0002. General property taxes were not assessed against the Land for the year(s) 2024 because of ownership by a tax exempt entity. Tax Parcel No. 11-452-0002 Affects: Parcel 1 (Lot 85). Not a survey matter. Not plotted.
- 10-11. Taxes for the year 2025 now a lien, not yet due. Tax Parcel No. 11-452-0003. General property taxes were not assessed against the Land for the year(s) 2024 because of ownership by a tax exempt entity. Tax Parcel No. 11-452-0003 Affects: Parcel 1 (Lot 86). Not a survey matter. Not plotted.
- 12. Any charge upon the Land by reason of its inclusion in Central Weber Sewer and Ogden City. Affects: Parcel 1 (Lots 85 & 86). Not a survey matter. Not plotted.
- (13) 13. An easement over, across or through the Land for sewer line and incidental purposes, as granted to Ogden City, a municipal corporation by Instrument recorded December 06, 1943 as Entry No. 80301 in Book 185 at Page 328 of Official Records. Affects: A portion of Lot 85 in Parcel 1, together with other land not included herein. Plotted and shown hereon. Said easement is not located within Lot 86 but, rather just to the southwesterly in Lot 84, Business Depot Ogden - Plat 18 2nd Amendment Entry No. 3250722.
- 14. Recording Statement for the Defense Depot of Ogden Economic Development Project Area recorded March 24, 1998 as Entry No. 1530354 in Book 1916 at Page 254 of Official Records. Affects: Affects all of Parcel 1, together with other land not included herein. Blanket in nature, not
- 15. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations 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). Supplemental Declaration Adding Additional Property - No. 1 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions [Business Depot Ogden, f.k.a., Defense Depot Ogden] recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records. Amendment to Declarations recorded Supplemental Declaration Adding Additional Property - No. 2 to the Subject Property under the Master Declaration of Covenants Conditions and Restrictions [Business Depot Ogden, f.k.a., Defense Depot Ogden] 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 the subject property under the Master Declaration of Covenants, Conditions and Restrictions (Business Deport Ogden, f.k.a. defense Depot Ogden) recorded December 12, 2003 as Entry No.1998120 of Official Records. Amendment to Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, f.k.a. Defense Depot Ogden) recorded March 31, 2006 as Entry No.2170211 of Official Records.
 - Affects: Affects all of Parcel 1, together with other land not included herein. Blanket in nature, not
- 16. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained within that certain Quit-Claim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor, and Odden City, a Utah municipal corporation, acting as the Odden Local Redevelopment Authority, as Grantee recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 2198 of Official Records. Affects: Affects a portion of Parcel 1, together with other land not included herein. Blanket in nature, not
- 17. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained in that certain Quit-Claim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor, and Ogden City, a Utah municipal corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded January 18, 2002 as Entry No. 1821840 in Book 2203 at Page 183 of Official Records. Affects: A portion of Parcel 1, together with other land not included herein. Blanket in nature, not plotted.
- 18. A notice of creation from the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records. Affects: All of of Parcel 1, together with other land not included herein. Not a survey matter, not plotted.
- (19) 19. Easements, notes and restrictions as shown on Business Depot Ogden Plat 18 1st Amendment subdivision plat recorded December 07, 2016 as Entry No. 2830595 in Book 80 of Plats at Page 23 of Official Records. Easements, notes and restrictions as shown on subdivision plat for Business Depot Ogden - Plat 18 - 2nd Amenment recorded August 16, 2022 as Entry No. 3250722 in Book 93 of Plats at Affects: Parcel 1 (Lots 85 & 86). Plotted and shown hereon.
- 20. The following matters disclosed on that certain survey prepared by Great Basin Engineering Inc, having been certified under the date of August 16, 2022, as Job No. 21N005 - BDO 934, by Andy Hubbard, a Registered Land Surveyor holding License No. 6242920:
 - a. Existing Storm Drain Lines,
 - b. Existing Inlet Box, c. Culinary Water line,
 - d. Existing Fire Lines,
 - e. Existing Fire Hydrants, f. Existing Gas Line,
 - g. Existing Asphalt Paving,
 - h. Existing Gravel,
 - i. Existing Asphalt and Dirt Mix,
 - j. Existing Sewer Lines, k. Existing Sewer Manhole
 - Affects: Parcel 1 (Lots 85 & 86). Noted and shown hereon as applicable. Title company to provide to
- 21-22. Leasehold and Fee Construction Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filings, Mechanics' and/or Materialmen's Lien claims. Affects: Leasehold Estate and Fee Estate of Lot 85 of Parcel 1. Not a survey matter. Not plotted.
- 23. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.
 - LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.

23. (cont.) The State Construction Registry discloses the following Preliminary Notice(s): (Shown within 12

- Entry # 11039003, filed May 17, 2024 by RLS Construction, LLC.
- Entry # 11051819, filed May 23, 2024 by LKL Associates Inc.
- Entry # 11055983, filed May 28, 2024 by United Team Mechanical, LLC. Entry # 11062479, filed June 18, 2024 by Craig Broderick.
- Entry # 11117365, filed June 25, 2024 by Foundation Building Materials.
- Entry # 11136607, filed July 10, 2024 by Equipment Share.
- Entry # 11367049, filed October 08, 2024 by Equipment Share.
- Affects: Parcel 1. Not a survey matter. Not plotted.

The Following exceptions from 24 through 32 affects Parcel 2 (Lot 88)

- 24-26. Taxes for the year 2025 now a lien, not yet due. Tax Parcel No. 11-456-0002. General property taxes were not assessed against the Land for the year(s) 2024 because of ownership by a tax exempt entity. Tax Parcel No. 11-456-0002. Any charge upon the Land by reason of its inclusion in Central Weber Sewer and Oaden City.
- Affects: Parcel 2 (Lot 88). Not a survey matter. Not plotted.
- 27. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations 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). Amendment to declarations recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records. Amendment to declarations recorded January 26, 2001 as Entry No. 1748621 in Book 2112 at Page 2012 of Official Records. Amendment to declarations recorded March 31, 2006 as Entry No. 2170211 of Official Records.
- Exclusions, reservations, covenants, conditions, restrictions and easements contained within that certain QuitClaim Deed recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 2198 of Official

Affects: All of Parcel 2, together with other land not included herein. Blanket in nature, not plotted.

- Affects: A portion of Parcel 2 (Lot 88), together with other land not included herein. Blanket in nature, not
- 29. A Notice of Creation from the Northern Utah Environmental Resource Agency ("NUERA") dated October 28th 2014, complying with Section 11-13-204, Utah Code Annotated, 1953, as amended recorded January 20, 2015 as Entry No. 2718461 of Official Records. **Affects**: Parcel 2. Not a survey matter, not plotted.
- 30. The following matters disclosed on that certain survey prepared by Great Basin Engineering Inc, having been certified under the date of August 15, 2022, as Job No. 21N105 - BDO 385, by Andy Hubbard, a
 - Registered Land Surveyor holding License No. 6242920: a. Existing Waterway,
 - b. Storm Drain Lines,
 - c. Existing Inlet Boxes, d. Storm Drain Manhole,
 - e. Culinary Water Line,
 - f. Existing Fire Hydrants, g. Existing Ditch
- Affects: Parcel 2 (Lot 88). Noted and shown hereon as applicable. Title company to provide to Surveyor. 31. Leasehold and Fee Construction Deed of Trust with Absolute Assignment of Leases and Rents, Security
- Agreement and Fixture Filing dated August 26, 2022, recorded September 08, 2022 as Entry No. 3254128

Affects: Parcel 2 (Lot 88). Not a survey matter. Not plotted.

Affects: Leasehold Estate and Fee Estate of Parcel 2. Not a survey matter. Not plotted.

32. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured. LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy. The State Construction Registry discloses the following Preliminary Notice(s): (None within 12 Months)

The Following exceptions from 33 through 50 affects Parcel 3 (Lot 89)

- 33-35. Taxes for the year 2025 now a lien, not yet due. Tax Parcel No. 12-292-0001. General property taxes were not assessed against the Land for the year(s) 2024 because of ownership by a tax exempt entity. Tax Parcel No. 12-292-0001. Any charge upon the Land by reason of its inclusion in Central Weber Sewer and Ogden City. Paid Current. **Affects**: Parcel 3 (Lot 89). Not a survey matter. Not plotted.
- 36. Recording Statement for the Defense Depot of Ogden Economic Development Project Area recorded March 24, 1998 as Entry No. 1530354 in Book 1916 at Page 254 of Official Records. Affects: All of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not
- 37) 37. Interim Easement and Access Agreement by and between Ogden City, a Utah municipal corporation and Ogden Publishing Corporation, an Ohio corporation and its successors and assigns 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. 1682126 in Book 2051 at Page 1359 of Official Records. Affects: Parcel 3 (Lot 89). Plotted and shown hereon.
- 38. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations 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). Supplemental Declaration Adding Additional Property - No. 1 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions [Business Depot Ogden, f.k.a., Defense Depot Ogden] recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records. Good Faith Covenant to Comply with Declaration of Covenants, Conditions and Restrictions recorded January 26, 2001 as Entry No. 1748621 in Book 2112 at Page 2012 of Official records. Amendment to Declarations recorded Supplemental Declaration Adding Additional Property - No. 2 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions [Business Depot Ogden, f.k.a., Defense Depot Ogden] 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 the subject property under the Master Declaration of Covenants, Conditions and Restrictions (Business Deport Ogden, f.k.a. defense Depot Ogden) recorded December 12, 2003 as Entry No.1998120 of Official Records. Amendment to Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, f.k.a. Defense Depot Ogden) recorded March 31, 2006 as Entry No.2170211 of Official Records.
- 39. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained within that certain Quit-Claim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor and Ogden City, a Utah municipal corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 2198 of

Affects: All of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not

- Affects: All of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not
- 40. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained in that certain QuitClaim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor and Ogden City, a Utah municipal corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded September 24, 2003 as Entry No. 1977200 of Official Records. Affects: All of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not
- An easement over, across or through the Land for public utility service lines 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. Affects: Does not affect Parcel 3 (Lot 89). However, a portion of said easement is plotted and shown
- 42. A Notice of Creation for the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records. Affects: Parcel 3 (Lot 89) together with other lands not included hereon. Not a survey matter. Not
- 43 43. Easements, notes and restrictions as shown on subdivision plat of Business Depot Ogden Plat 38 recorded August 16, 2022 as Entry No. 3250723 in Book 94 of Plats at Page 001. Affects: Parcel 3 (Lot 89). Plotted and shown hereon.
- 44. Terms and provisions of that certain unrecorded Separate Lease Agreement, dated April 01, 2022, as disclosed by that certain Memorandum of Lease and Option to Lease, recorded August 16, 2022 as Entry No. 3250784 of Official Records. Affects: Parcel 3 (Lot 89). Not a survey matter. Not plotted.
- 45. The following matters disclosed on that certain survey prepared by Great Basin Engineering Inc. having been certified under the date of August 15, 2022, as Job No. 21N100 - BDO 485, by Andy Hubbard, a Registered Land Surveyor holding License No. 6242920:
 - a. Existing Fire Hydrants,
 - b. Existing Storm Drains Lines, c. Existing Storm Drain Manholes,
 - d. Existing Inlet Boxes,
 - e. Existing Waterway,
 - f. Existing Light Poles, g. 10.0' MUE,
 - h. 20.0' Setback,
 - i. 10.0' DDR Setback
 - j. Culinary Water Line, k. Existing Valves, and
 - Existing Ditch
- Affects: Parcel 3 (Lot 89). Noted and shown hereon as applicable. Title company to provide to

- 46. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained in that certain QuitClaim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor and the State of Utah, Division of Facilities Construction and Management, a Division of the Administrative Services, as Grantee recorded May 09, 2000 as Entry No. 1704423 in
- Book 2071 at Page 639 of Official Records. Affects: A portion of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not plotted.
- 47. The terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained in that certain QuitClaim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor and Ogden City, a Utah municipal corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 2198 of Official Records.
- Affects: A portion of Parcel 3 (Lot 89), together with other land not included herein. Blanket in nature, not plotted.
- 48. Leasehold and Fee Construction Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated August 26, 2022, recorded September 08, 2022 as Entry No. 3254129 of Official Records. **Affects**: Leasehold Estate and Fee Estate of Parcel 3. Not a survey matter. Not plotted.
- (49) 49. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Mill Creek provided that such public rights have been or may be established by documented or otherwise proven use for a period of time. Affects: the southeasterly portion of Parcel 3 (Lot 89). The extents of said Mill Creek is plotted and shown heron.
- 50. Mechanics' and/or Materialmen's Lien Affects: Parcel 3. Not a survey matter. Not plotted.

The Following exceptions from 51 through 53 affects all Parcels

- 51-53. Any lien, or right to a lien, for services, labor or material, Any claim to (a) ownership of or rights to minerals and similar substances, Water rights, claims or title to water, whether or not shown by the
- **Affects**: Parcels 1, 2 & 3, Blanket in nature, Not plotted.

CIVIL ENGINEERING +SURVEYING

JRVE \Box GDEN Prepared ORTHM, AND

TA/N: AL BU

SHEET NO. 2 OF 6

PROJECT ID: | DATE: 325-109 04/01/202

ILE NAME:

LOT 86
BUSINESS DEPOT OGDEN —
PLAT 18 2ND AMENDMENT
E# 3250722, B:93, P:100

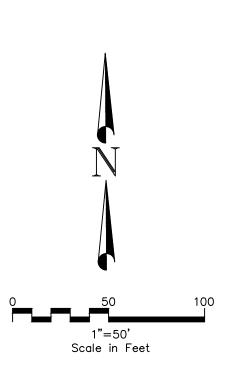
OGDEN CITY CORP 232,743 Sq. Ft.

5.343 Ac.

977 W. 400 N. 11-452-0003 EXISTING BUILDING 83,500 SQ. FT.+/-HT: 42.9'+/-

LOT 86, 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

25.0' Sewer Outfall Easement Ent # 80301, Bk 185, Pg 32



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.

LOT 84
BUSINESS DEPOT OGDEN —
PLAT 18 2ND AMENDMENT
E# 3250722, B:93, P:100

| LINE TABLE | | |
|------------|--------|---------------|
| LINE# | LENGTH | BEARING |
| L1 | 49.74 | N23° 06' 03"W |
| L2 | 17.02 | S86° 03' 54"W |
| L3 | 49.97 | N4° 48' 22"W |
| L4 | 18.00 | S85° 11' 38"W |
| L5 | 55.69 | N4° 48' 22"W |
| L6 | 63.87 | N23° 06' 03"W |
| L7 | 29.28 | N4° 48' 34"W |
| L8 | 8.36 | N82° 23' 11"E |

| | CURVE TABLE | | | | |
|--------|-------------|--------|-----------|---------------|--------------|
| CURVE# | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 27.27 | 49.50 | 31°34'09" | N79° 01' 43"W | 26.93 |
| C2 | 90.42 | 478.50 | 10°49'39" | N17° 41' 14"W | 90.29 |
| C3 | 152.76 | 478.50 | 18°17'29" | N13° 57' 19"W | 152.11 |

Legend of Symbols & Abbreviations

| | Boundary Line |
|--|------------------------------|
| | — Section Line |
| | — Road Center Line |
| | —— Adjacent Parcel |
| | M.U.E. Easement Line |
| | Sewer Easement Line |
| | Shared Joint Driveway |
| | Right-of-Way Line |
| | — Existing Fence |
| | Curb and Gutter (C&G |
| ———— ss — | - — Existing Sanitary Sewe |
| sd _ | - — Existing Storm Drain |
| | Existing Telephone |
| UGP- | — Existing Underground |
| OHP | Existing Overhead Pov |
| ———— w | — Existing Water |
| ————— G— | — Existing Gas |
| | Set yellow rebar/cap stamped |
| o | Set nail/washer stamped "CIR |
| \circ | Set rivet |
| • | Found Street Monument |
| • | Calculated Street Monument |
| \Diamond | Overhead Light |
| | Storm Drain Inlet Boxes |
| | Sign (as labeled) |
| \bowtie | Water Valve |
| \bowtie | Fire Hydrant |
| S | Sewer Manhole |
| SD | Storm Drain Manhole |
| 0 | Unknown Manhole |
| W | Water Manhole |
| | Power and Telephone Pole |
| | Power Vault |
| IRR | Irrigation Control Box |
| CATV | Communications Box |
| E | Electric Box |
| T | Telephone Pedestal |
| ď | Gas Meter |
| • | Bollard |
| 8 | Water Meter |
| G | Electrical Meter |
| 8 | Sanitary Cleanout |
| ← | Access Point |
| (13) | Title Report Exception Item |
| 8 | Parking Stall Count |
| | Guy Wire |
| & | ADA Parking |
| ₽- <i>\</i> \-\\-\\-\\-\\-\\-\\-\\-\\-\\-\\-\\-\\- | Building Height Location |
| | Steel Pergola |
| | |

ENESS DEPOT OGDEN - PLAT 12 E# 2023504, B:59, P:61 OGDEN CITY CORP

.0' Joint Driveway Easement

LOT 30
BUSINESS DEPOT OGDEN — PLAT 12
E# 2023504, B: 59, P: 61
OGDEN CITY CORP
11-351-0002

Calculated 12th Street Monument

1623.56

Not Found, Buried in Asphalt

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

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

OGDEN CITY CORP

11-452-0001

LOT 84
BUSINESS DEPOT OGDEN —
PLAT 18 2ND AMENDMENT
E# 3250722, B:93, P:100

目 (19) 10.0' M.U.E.

20.0' Shared Joint Driveway Easment

219.7'+/-

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

TITLE - 18 Prepared for: NORTHMARQ SHEET NO. 3 OF 6 SVY

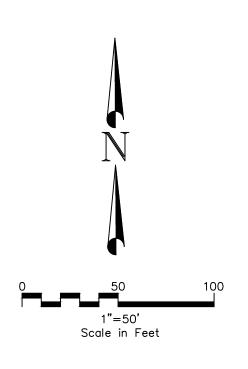
PROJECT ID: DATE:

S25-109

FILE NAME:

04/01/2025

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



Legend of Symbols & Abbreviations

SS — — Existing Sanitary Sewer —— — — UGP—— Existing Underground Power —— — — w —— Existing Water Set yellow rebar/cap stamped "CIR" Set nail/washer stamped "CIR" Found Street Monument Calculated Street Monument Overhead Light ■ Storm Drain Inlet Boxes Sign (as labeled) ₩ Water Valve Fire Hydrant S Sewer Manhole Storm Drain Manhole (I) Unknown Manhole W 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 (13) Title Report Exception Item 8 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.

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

Found Street Monument at the Intersection of 750 West and 12th Street SHEET NO. 4 OF 6 SVY

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

TITLE

Prepared for: NORTHMARQ

Found Street Monument at the Intersection of

1200 West and 12th Street

LOT 85
BUSINESS DEPOT OGDEN —
PLAT 18 2ND AMENDMENT
E# 3250722, B:93, P:100 OGDEN CITY CORP 11-452-0001 LOT 84
BUSINESS DEPOT OGDEN —
PLAT 18 2ND AMENDMENT
E# 3250722, B: 93, P: 100 "Parcel 1" OGDEN CITY CORP 277,900 Sq. Ft.

N85°11'23"E 196.97'

(19) 40.0' Joint

Driveway Easement

6.380 Ac.

934 W. 200 N. 11-452-0002 EXISTING BUILDING

AREA: 125,731 SQ. FT.+/-HT: 42.9' +/-

LOT 30 BUSINESS DEPOT OGDEN — PLAT 12 E# 2023504, B:59, P:61

EXISTING BUILDING

25.0' Sewer Outfall Easement

Ent # 80301, Bk 185, Pg 328

BUSINESS DEPOT OGDEN - PLAT 12 E# 2023504, B: 59, P: 61 OGDEN CITY CORP

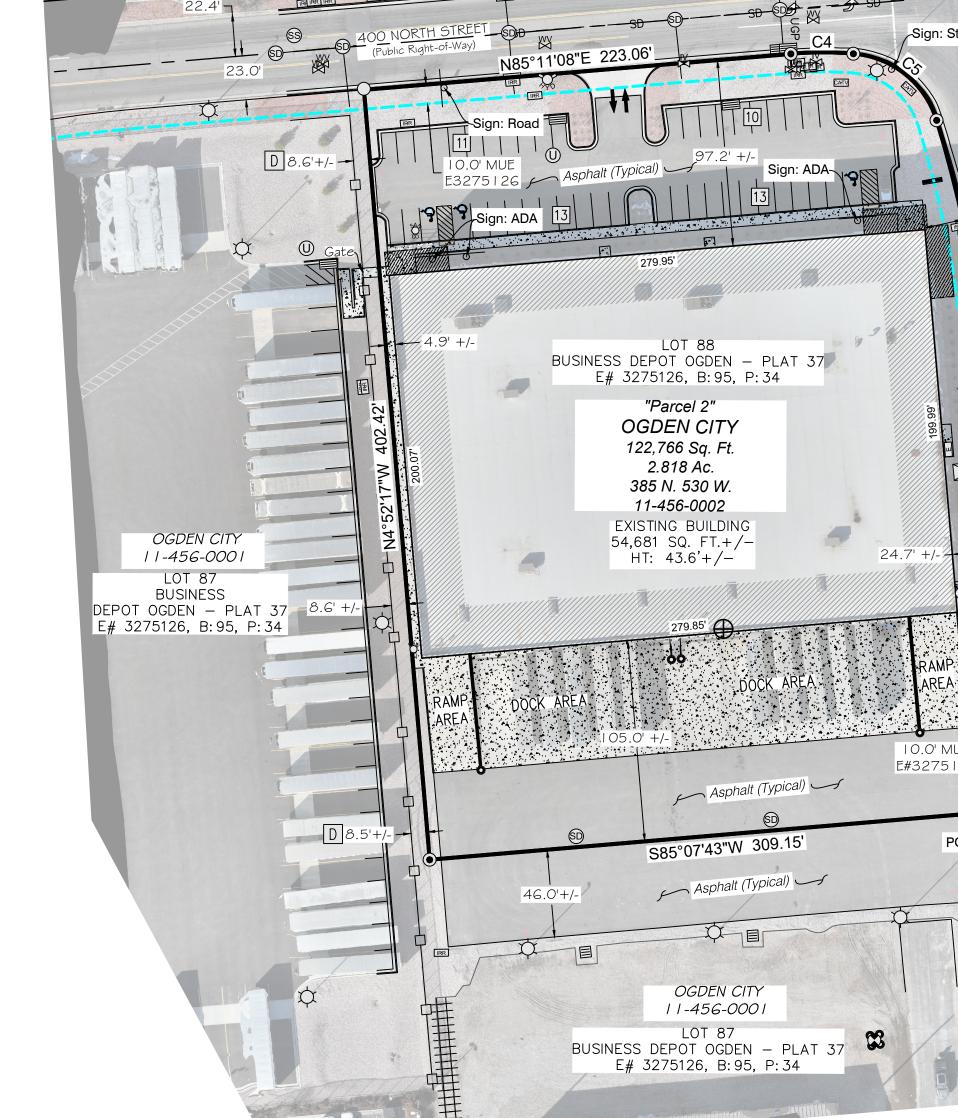
11-351-0002

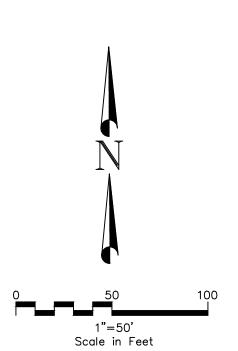
Calculated 12th Street Monument Not Found, Buried in Asphalt

APR 29 2025

FILE # 8047

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 LENGT |
| 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 |

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

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

Calculated 12th Street Monument
Not Found, Buried in Asphalt

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

Legend of Symbols & Abbreviations

| | Boundary Line |
|--|---------------------------------------|
| | —— Section Line |
| | riodd Comor Emo |
| | —— Adjacent Parcel |
| | M.U.E. Easement Line |
| | Sewer Easement Line |
| | Shared Joint Driveway Easement |
| | Right-of-Way Line |
| | Existing Fence |
| | Curb and Gutter (C&G) |
| ss _ | - — Existing Sanitary Sewer |
| ———— SD — | Existing Storm Drain |
| ————— T— | Existing Telephone |
| | Existing Underground Power |
| —— ОНР — | Existing Overhead Power |
| ————— w | Existing Water |
| ————— G- | — Existing Gas |
| • | Set yellow rebar/cap stamped "CIR" |
| o | Set nail/washer stamped "CIR" |
| 0 | Set rivet |
| • | Found Street Monument |
| • | Calculated Street Monument |
| $\dot{\dot{\Omega}}$ | Overhead Light |
| ´Y` ■ ■ | Storm Drain Inlet Boxes |
| | Sign (as labeled) |
| W | Water Valve |
| | Fire Hydrant |
| §9 | Sewer Manhole |
| <u>s</u> | Storm Drain Manhole |
| 0 | Unknown Manhole |
| ® | Water Manhole |
| PAT . | Power and Telephone Pole |
| | Power Vault |
| IRR. | Irrigation Control Box |
| CATV | Communications Box |
| | Electric Box |
| <u> —</u> П | Telephone Pedestal |
| # F | Gas Meter |
| 0 | Bollard |
| 8 | Water Meter |
| t t | Electrical Meter |
| _ | Sanitary Cleanout |
| ☆ | Access Point |
| → | |
| (13) | Title Report Exception Item |
| 8 | Parking Stall Count |
| | Guy Wire |
| & | ADA Parking Building Height Location |
| <i>⊾_\\\</i> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | 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'+/-

APR 29 2025 FILE # 8047

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

LOT 88, BUSINESS DEPOT OGDEN — 3

repared By: TAJ Date: 04/01/2025
Surveyed By: RD Date: 03/12/2025

SHEET NO. 5 OF 6

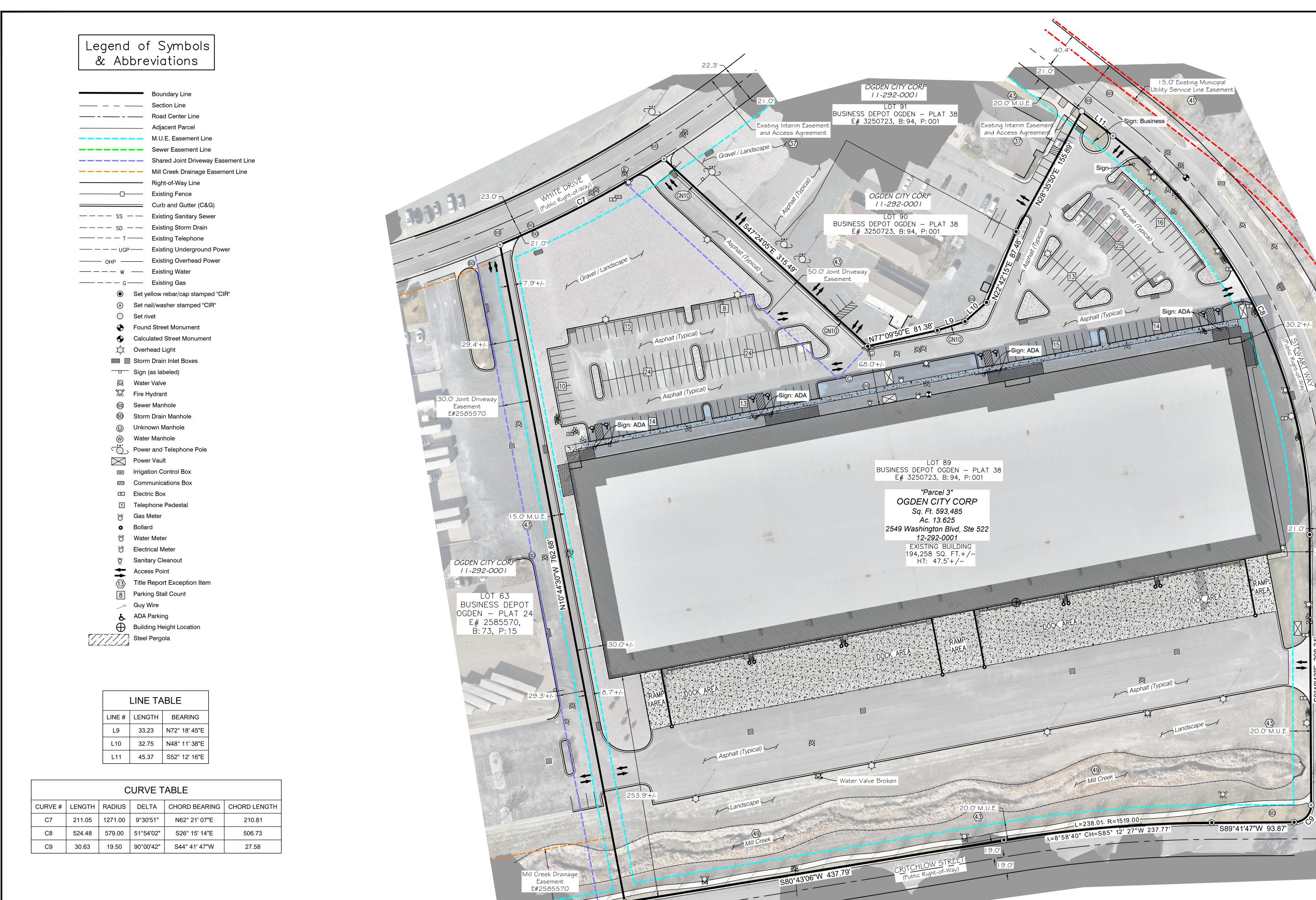
PROJECT ID: DATE:

S25-109

FILE NAME:

SVY

04/01/2025



 ∞ SURVE, TITLE SPOT OGE Prepared for: NORTHMARQ DEPOT ALTA/NSPS LAND Lot 89, Business De SHEET NO. 6 OF 6 SVY PROJECT ID: DATE: 04/01/2025 S25-109 FILE NAME:

CIVIL ENGINEERING +SURVEYING

Scale in Feet

FILE # 8047

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

Calculated 12th Street Monument at the Intersection of Not Found, Buried in Asphalt 750 West and 12th Street S. 89°58'51" E. 3698.71' (BASIS OF BEARING)

Found Street Monument

831.42'