#### RECORD DESCRIPTION

#### PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF PROCTOR LANE, SAID POINT BEING NORTH 89'32'26 EAST 916.56 FEET ALONG THE SECTION LINE TO THE WEST LINE OF PROCTOR LANE AND SOUTH 0°01'40" WEST 30.72 FEET ALONG THE WEST LINE OF PROCTOR LANE FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0'01'40" WEST 36.73 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 0'11'04" EAST 645.86 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 84'25'52' WEST 54.97 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 0'52'30" WEST 472.32 FEET ALONG THE WEST LINE OF PROCTOR LANE TO THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 49'52'10" WEST 897.44 FEET ALONG THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 26'20'54" EAST 732.15 FEET; THENCE SOUTHEASTERLY 328.46 FEET ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 26'20'54" EAST AND LONG CHORD BEARS SOUTH 76'48'43" EAST 325.58 FEET, WITH A CENTRAL ANGLE OF 26'19'14"); THENCE SOUTH 89'58'20" EAST 104.09 FEET TO THE WEST LINE OF PROCTOR LANE, BEING THE POINT OF BEGINNING.

#### [P1-L&E1]

LESS AND EXCEPTING:

SOUTH HALF OF EMBASSY GROVE PARKWAY. A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89'37'36" EAST 1941.88 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 1235.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 51'36'51" EAST 32.98 FEET; THENCE SOUTHEASTERLY 135.27 FEET ALONG THE ARC OF A 300.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 38'23'09" EAST AND THE LONG CHORD BEARS SOUTH 64'31'52" EAST 134.12 FEET. THROUGH A CENTRAL ANGLE OF 25'50'02"); THENCE SOUTHEASTERLY 1093.05 FEET ALONG THE ARC OF A 900.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°33'07" WEST AND THE LONG CHORD BEARS SOUTH 42°39'20" EAST 1027.10 FEET, THROUGH A CENTRAL ANGLE OF 69'35'07"); THENCE SOUTHEASTERLY 1022.95 FEET ALONG THE ARC OF A 715.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 82'08'14" EAST AND THE LONG CHORD BEARS SOUTH 48'50'57" EAST 937.91 FEET, THROUGH A CENTRAL ANGLE OF 81'58'23"); THENCE SOUTH 89'50'09" EAST 105.79 FEET; THENCE SOUTH 0'01'40" WEST 52.00 FEET: THENCE NORTH 89'50'09" WEST 3.80 FEET: THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 89'50'09" WEST AND THE LONG CHORD BEARS NORTH 44'50'09" WEST 35.36 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"); THENCE NORTH 89°50'09" WEST 77.11 FEET; THENCE NORTHWESTERLY 1061.58 FEET ALONG THE ARC OF A 742.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 0'09'51" EAST AND THE LONG CHORD BEARS NORTH 48'50'57" WEST 973.33 FEET, THROUGH A CENTRAL ANGLE OF 81°58'23"); THENCE NORTHWESTERLY 502.29 FEET ALONG THE ARC OF AN 873.00- FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 82'08'14" WEST AND THE LONG CHORD BEARS NORTH 24'20'44" WEST 495.39 FEET, THROUGH A CENTRAL ANGLE OF 32'57'56"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 49°10'18" WEST AND THE LONG CHORD BEARS NORTH 68'41'08" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55'42'52"): THENCE NORTHWESTERLY 136.50 FEET ALONG THE ARC OF AN 81.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 6'32'34" WEST AND THE LONG CHORD BEARS NORTH 48'15'57" WEST 120.91 FEET, THROUGH A CENTRAL ANGLE OF 96'33'13"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 89'59'20" WEST AND THE LONG CHORD BEARS NORTH 27'50'46" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55'42'52"); THENCE NORTHWESTERLY 331.32 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 34'17'48" WEST AND THE LONG CHORD BEARS NORTH 66'34'33" WEST 329.34 FEET, THROUGH A CENTRAL ANGLE OF 21'44'41"); THENCE NORTHWESTERLY 147.44 FEET ALONG THE ARC OF A 327.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 12°33'07" EAST AND THE LONG CHORD BEARS NORTH 64'31'52" WEST 146.19 FEET, THROUGH A CENTRAL ANGLE OF 25'50'02"); THENCE NORTH 51°36'51" WEST 32.95 FFFT TO THE FAST LINE OF PLEASANT GROVE BLVD.: THENCE NORTH 38'18'48"

## [P1-L&E2]

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MPI15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

EAST 27.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING

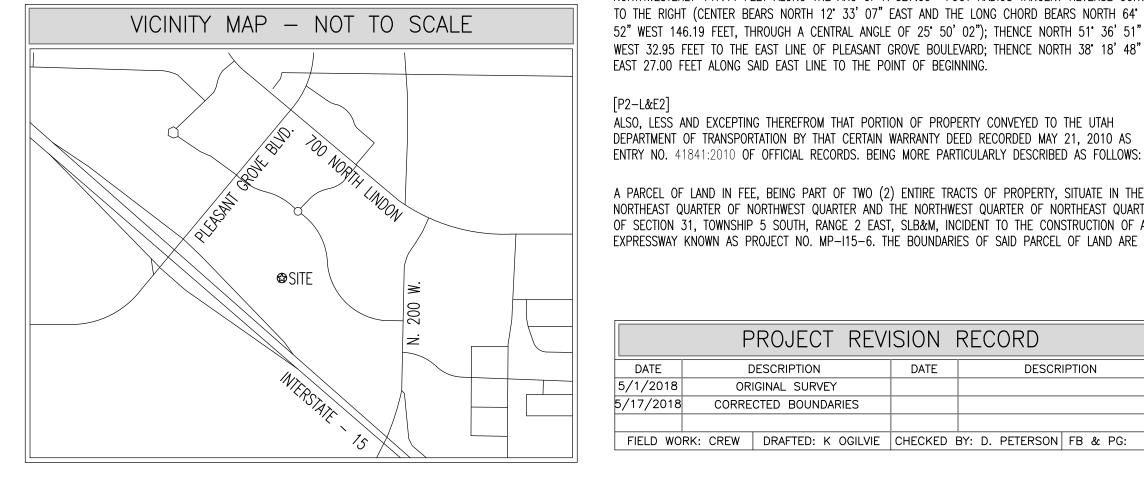
BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET OF SAID PROJECT, WHICH POINT IS 917.56 FEET N. 89'32'38"E. ALONG SAID SECTION LINE AND 389.87 FEET SOUTH AND 323.39 FEET 5.00'11'04"E. AND 18.77 FEET S.84'25'52"W. TO A POINT 42.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF 2000 WEST STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 58+81.97, FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE S.84'25'52"W. 36.20 FEET: THENCE N.00'52'30"E. 65.00 FEET: THENCE S.89°31'42"E. 35.54 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE S.00°23'18"W. 61.19 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

## [P1-L&E3]

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TWO ENTIRE TRACTS AND THE EXISTING NORTHEASTERLY I-15 HIGHWAY RIGHT OF WAY AND NO ACCESS LINE WHICH POINT IS 856.68 FEET N. 89°32'26" E. ALONG THE SECTION LINE AND 1190.42 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING NO ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) THENCE N.49'52'10"W. 897.44 FEET; (2) THENCE N.49'52'10"W. 619.24 FEET; (3) THENCE N.42°44'49"W. 361.25 FEET TO A POINT 169.70 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE PROJECT MAINLINE CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS



STATION 4204+66.07; THENCE S.46°03'46"E. 482.44 FEET; THENCE S.49°18'52"E. 284.68 FEET TO A POINT 135.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4197+00.02; THENCE S.49°51'46"E. 951.00 FEET PARALLEL WITH SAID CONTROL LINE: THENCE N.23\*58'51"E. 57.33 FEET; THENCE N.30\*49'07"E. 187.64 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TWO TRACT; THENCE S.00°52'30"W. 323.04 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

#### [P1-L&E4]

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET, WHICH POINT IS 917.56 FEET N. 89°32'38"E. ALONG THE SECTION LINE AND 389.87 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE S.00\*11'04"E. 323.39 FEET; (2) THENCE S.84'25'52"W. 18.77 FEET TO A POINT 42.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF 2000 WEST STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 53+81.97; THENCE N.00'28'18"E. 325.34 FEET PARALLEL TO SAID CONTROL LINE; THENCE S.89'31'42"E. 14.96 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

# PARCEL 2:

BEGINNING AT A POINT NORTH 89° 32' 26" EAST 495.45 FEET ALONG THE SECTION LINE AND NORTH 46.99 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 26' 20' 54" WEST 732.15 FEET TO THE NORTHEASTERLY LINE OF THE I-15 FREEWAY: THENCE NORTH 49° 52' 10" WEST 619.24 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 42° 44' 49" WEST 644.35 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 37° 59' 12" WEST 534.94 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 45° 10' 20" WEST 162.89 FEET ALONG THE NORTHEASTERLY LINE OF THE I-15 FREEWAY TO THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 34° 31' 31" EAST 336.67 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 31° 28' 29" EAST 366.84 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 88' 05' 02" EAST 38.91 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 38' 18' 48" EAST 40.98 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD: THENCE SOUTH 51° 41' 12" EAST 33.25 FEET: THENCE SOUTHEASTERLY 134.92 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 38' 18' 48" EAST AND LONG CHORD BEARS SOUTH 64' 34' 13" EAST 133.78 FEET, WITH A CENTRAL ANGLE OF 25' 46' 02"); THENCE SOUTHEASTERLY 1,093.14 FEET ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 12' 32' 46" WEST AND LONG CHORD BEARS SOUTH 42' 39' 29" EAST 1,027.17 FEET, WITH A CENTRAL ANGLE OF 69' 35' 29"); THENCE SOUTHEASTERLY 696.20 FEET ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 82° 08' 15" EAST AND LONG CHORD BEARS SOUTH 35° 45' 25" EAST 669.02 FEET, WITH A CENTRAL ANGLE OF 55' 47' 21") TO THE POINT OF BEGINNING.

[P2-L&E1] LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO PLEASANT GROVE CITY REDEVELOPMENT AGENCY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 23, 2008 AS ENTRY NO. 48055:2008 OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89' 37' 36" EAST 1941.88 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 1235.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 51' 36' 51" EAST 32.98 FEET; THENCE SOUTHEASTERLY 135.27 FEET ALONG THE ARC OF A 300.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 38° 23' 09" EAST AND THE LONG CHORD BEARS SOUTH 64' 31' 52" EAST 134.12 FEET, THROUGH A CENTRAL ANGLE OF 25' 50' 02"); THENCE SOUTHEASTERLY 1093.05 FEET ALONG THE ARC OF A 900.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS SOUTH 12' 33' 07" WEST AND THE LONG CHORD BEARS SOUTH 42' 39' 20" EAST 1027.10 FEET, THROUGH A CENTRAL ANGLE OF 69° 35' 07"); THENCE SOUTHEASTERLY 1022.95 FEET ALONG THE ARC OF A 715.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 82° 08' 14" EAST AND THE LONG CHORD BEARS SOUTH 48° 50' 57" EAST 937.91 FEET, THROUGH A CENTRAL ANGLE OF 81' 58' 23"); THENCE SOUTH 89' 50' 09" EAST 105.79 FEET; THENCE SOUTH 0° 01' 40" WEST 52.00 FEET; THENCE NORTH 89° 50' 09" WEST 3.80 FEET; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 89° 50' 09" WEST AND THE LONG CHORD BEARS NORTH 44° 50' 09" WEST 35.36 FEET, THROUGH A CENTRAL ANGLE OF 90" 00" 00"); THENCE NORTH 89" 50" 09" WEST 77.11 FEET; THENCE NORTHWESTERLY 1061.58 FEET ALONG THE ARC OF A 742.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 0° 09' 51" EAST, AND THE LONG CHORD BEARS NORTH 48' 50' 57" WEST 973.33 FEET. THROUGH A CENTRAL ANGLE OF 81' 58' 23"): THENCE NORTHWESTERLY 502.29 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 82' 08' 14" WEST AND THE LONG CHORD BEARS NORTH 24' 20' 44" WEST 495.39 FEET, THROUGH A CENTRAL ANGLE OF 32" 57" 56"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 49' 10' 18" WEST AND THE LONG CHORD BEARS NORTH 68' 41' 08" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55' 42' 52"); THENCE NORTHWESTERLY 136.50 FEET ALONG THE ARC OF AN 81.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 6° 32' 34" WEST AND THE LONG CHORD BEARS NORTH 48° 15' 57" WEST 120.91 FEET, THROUGH A CENTRAL ANGLE OF 96° 33' 13"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 89° 59' 20" WEST AND THE LONG CHORD BEARS NORTH 27' 50' 46" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55' 42' 52"); THENCE NORTHWESTERLY 331.32 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 34' 17' 48" WEST AND THE LONG CHORD BEARS NORTH 66° 34' 33" WEST 329.34 FEET, THROUGH A CENTRAL ANGLE OF 21° 44' 41"): THENCE NORTHWESTERLY 147.44 FEET ALONG THE ARC OF A 327.00- FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 12' 33' 07" EAST AND THE LONG CHORD BEARS NORTH 64' 31' 52" WEST 146.19 FEET, THROUGH A CENTRAL ANGLE OF 25' 50' 02"); THENCE NORTH 51' 36' 51" WEST 32.95 FEET TO THE EAST LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 38' 18' 48" EAST 27.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

#### [P2-L&E2] ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MAY 21, 2010 AS

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE

	PROJECT REVISION RECORD										
	DATE		DAT	E	DESCRIPTION						
	5/1/2018	OR	GINAL SURVEY								
	5/17/2018 CORRECTED BOUNDARIES										
FIELD WORK: CREW   I		RK: CREW	DRAFTED: K OGILV	IE CHECK	ED BY	D. F	PETERSON	FB	&	PG:	

DRO IECT REVISION RECORD

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TWO ENTIRE TRACTS AND THE EXISTING NORTHEASTERLY I-15 HIGHWAY RIGHT OF WAY AND NO ACCESS LINE WHICH POINT IS 856.68 FFFT NORTH 89° 32' 26" EAST ALONG THE SECTION LINE AND 1190.42 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING NO ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) THENCE NORTH 49° 52' 10" WEST 897.44 FEET; (2) THENCE NORTH 49° 52' 10" WEST 619.24 FEET; (3) THENCE NORTH 42' 44' 49" WEST 361.25 FEET TO A POINT 169.70 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE PROJECT MAINLINE CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4204+66.07; THENCE SOUTH 46' 03' 46" EAST 482.44 FEET; THENCE SOUTH 49° 18' 52" FAST 284.68 FFFT TO A POINT 135.00 FFFT PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4197+00.02; THENCE SOUTH 49' 51' 46" EAST 951.00 FEET PARALLEL WITH SAID CONTROL LINE: THENCE NORTH 23' 58' 51" EAST 57.33 FEET; THENCE NORTH 30' 49' 07" EAST 187.64 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TWO TRACTS; THENCE SOUTH 00° 52' 30" WEST 323.04 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

THE LANDS HEREON SURVEYED REPRESENT THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMOPANY, COMMITMENT NO. NCS-897500-99-CHI2 BEARING AN EFFECTIVE DATE OF MARCH 5, 2018 AT 7:30 A.M.

#### ITEMS CORRESPONDING TO SCHEDULE B-II

11. Ordinance No. 2006—24, adopting the Pleasant Grove Gateway Community Development Project Area #1 Plan, recorded November 1, 2006 as Entry No. 146049:2006 of Official Records. [ITEM BLANKETS THE SUBJECT PROPERTY, AND IS THE SAME AS EXCEPTION 20. ITEM IS NOT PLOTTED]

12. Reservations contained in that certain Warranty Deed (Controlled Access), recorded May 21. 2010 as Entry No. 41841:2010 of Official Records. [ITEM RUNS ALONG THE WEST PROPERTY LINE OF THE SUBJECT PROPERTY, BEING THE SAME AS THE DESCRIPTIONS OF THE LESS & EXCEPTING OF PARCEL 1 & 2]

14. An easement over, across or through the Land for electric power transmission lines and related facilities, together with the right of access from adjacent land and restrictions contained therein and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power by Instrument recorded October 14, 2011 as Entry No. 73657:2011 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS PLOTTED HEREON]

15. Easement, for perpetual easements for public utilities and appurtenant parts, recorded October 27, 2016 as Entry No. 107859:2016 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS THE SAME AS EXCEPTION 27, PLOTTED HEREON]

16. Grant of Easement, in favor of the City of Pleasant Grove, Utah, for a storm drainage system, among other things, therein described, recorded November 8, 2016 as Entry No. 112585:2016 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS THE SAME AS EXCEPTION 28, PLOTTED HEREON

17. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. [ITEM THE SAME AS EXCEPTION 29. CONTROLLED ACCESS TO I-15, NOT PLOTTED]

20. Ordinance No. 2006-24, adopting the Pleasant Grove Gateway Community Development Project Area #1 Plan, recorded November 1, 2006 as Entry No. 146049:2006 of Official Records. [ITEM BLANKETS THE SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON

21. Easements and reservations contained in a Final Order of Condemnation, recorded February 21, 1962 as Entry No. 2489 in Book 897 at Page 653 of Official Records, ITEM CROSSES THE SUBJECT PROPERTY, AND IS PLOTTED HEREON

22. Right of way and easement for the flow and maintenance of a ditch, as disclosed in various documents of record, including a Boundary Line Agreement, recorded October 16, 1995 as Entry No. 69777 in Book 3791 at Page 412 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS PLOTTED HEREON]

23. Drainage easement and appurtenant parts and facilities, as disclosed in that certain Easement, recorded August 22, 2000 as Entry No. 65706:2000 of Official Records. [ITEM DOES NOT CROSS NOR TOUCH THE SUBJECT PROPERTY, AND IS PLOTTED]

24. Access to an expressway known as Project No. Mp-I15-6, was released and relinquished to the Utah Department of Transportation, as disclosed by that certain Warranty Deed (Controlled Access), recorded May 21, 2010 as Entry No. 41841:2010 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS DESCRIBED THE SAME AS THE LESS & EXCEPTING DESCRIPTIONS FROM PARCELS 1 & 2. AS SHOWN HEREON

27. Easement, for perpetual easements for public utilities and appurtenant parts, recorded October 27, 2016 as Entry No. 107859:2016 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS PLOTTED HEREON]

28. Grant of Easement, in favor of the City of Pleasant Grove, Utah, for a storm drainage system, among other things, therein described, recorded November 8, 2016 as Entry No. 112585:2016 of Official Records. [ITEM CROSSES THE SUBJECT PROPERTY, AND IS PLOTTED

29. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. [ITEM THE SAME AS EXCEPTION 17. CONTROLLED ACCESS TO I-15, NOT PLOTTED]

## SURVEYORS NARRATIVE

THE SURVEY WAS REQUESTED BY BOCK & CLARK AS A REQUIREMENT OF THE LENDER. THE BASIS OF BEARING IS IS THE MONUMENT LINE BETWEEN THE EAST AND WEST 1/4 CORNERS OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.

## MISCELLANEOUS NOTES

1. NO ADDRESSES WERE OBSERVED BY THE SURVEYOR, RECORD DOCUMENTS DO NOT DISCLOSE AN

2. AT THE TIME OF SURVEY. THERE WAS NO EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING. A CALL TO PUBLIC SERVICES, ENGINEERING ASSISTANT, VERIFIED THE ABOVE STATEMENT. PUBLIC SERVICES OFFICE CONTACT NUMBER IS 801-270-2400.

3. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF, BUILDING ADDITIONS, EARTH MOVING. THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES / BURIAL GROUNDS ON THE SUBJECT PROPERTY. ALSO, AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIR.

4. SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO EMBASSY GROVE PKWY, PUBLIC RIGHT OF WAY.

5. NO WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

6. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY. 7. AT THE TIME OF SURVEY THERE WERE NO ESTABLISHED PARKING SPACES.

## ALTA / NSPS LAND TITLE SURVEY

A SURVEY LOCATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

#### SIGNIFICANT OBSERVATIONS

1.\(\frac{1}{2}\) FENCE MISSES PROPERTY LINE, \(\pm\) 1.6'

#### ZONING INFORMATION

SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT PURSUANT TO TABLE A ITEMS 6A & 6B.

## FLOOD NOTE

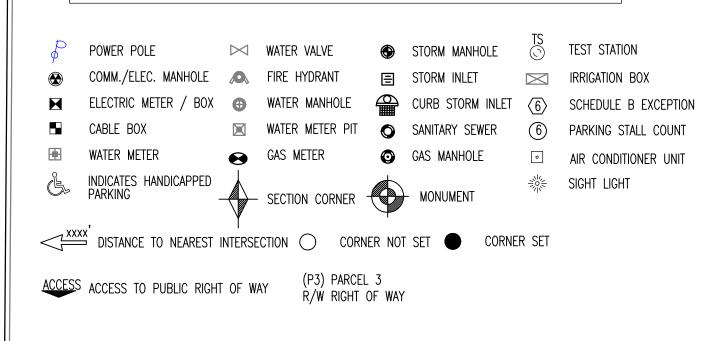
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. COMMUNITY NO. 49057C0439F WHICH BEARS AN EFFECTIVE DATE OF JUNE 6, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT

## LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2018 BOCK AND CLARK CORP.

# BASIS OF BEARING DETAIL - NOT TO SCALE FOUND BRASS CAP MONUMENT WEST 1/4 CORNER SECTION 30, T5S, R2E, SLB&M BASIS OF BEARING - NORTH 89' 37' 36" EAST 5331.11' (MEAS) FOUND BRASS CAP MONUMENT EAST 1/4 CORNER SECTION 30, -T5S, R2E, SLB&M <u>.</u>4 | NOT FOUND (CALC) SOUTH 1/4 CORNER SECTION 30, T5S, R2E, SLB&M NORTH 89° 30' 54" EAST 2660.73' NOT FOUND SW CORNER SECTION 30, T5S, R2E,

## LEGEND OF SYMBOLS & ABBREVIATIONS



# ALTA/NSPS LAND TITLE SURVEY

## ATRIUM JOH PORTFOLIO

UNDEVELOPED EMBASSY SUITE SITE & LAND SEC I-15 & PLEASANT GROVE BLVD: N 2000 W. PLEASANT GROVE. UT

B&C Project No. 201801166, 26

CLIENT SITE: 99

BASED UPON TITLE FILE NO. NCS-897500-99-CHI2

OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MARCH 5, 2018 AT 7:30 A.M.

## SURVEYOR'S CERTIFICATION

TO: JDHQ JV LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; BOCK & CLARK CORPORATION;

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, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25 2017.

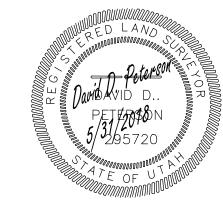
DAVID D. PETERSON REGISTRATION NO. 295720 IN THE STATE OF UTAH DATE OF SURVEY: MAY 2, 2018 DATE OF LAST REVISION: MAY 31, 2018

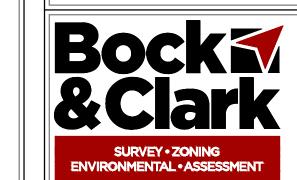
> SURVEY PERFORMED BY: PETERSON ENGINEERING 7107 SOUTH 400 WEST, SUITE 1 MIDVALE, UT 84047

NETWORK PROJECT NO. 201801166-026

PHONE: 801-255-3503 FAX: 801-255-4502

EMAIL: DAVE@PETERSONENG.NET





## **National Coordinators** 1-(800)-SURVEYS (787-8397) Bock & Clark Corporation

SHEET 1 OF 3

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