

**SURVEYOR'S CERTIFICATE**

TO: TIMBERLANE PARTNERS II, LLC, A DE LLC AND/OR ASSIGNS; ALLAN GOLDBERG, A SINGLE MAN AS TO 50% INTEREST AND LAG PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AS TO 50% INTEREST; ORANGE TITLE INSURANCE AGENCY, AND OLD REPUBLIC NATIONAL 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 9, 11b, & 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 16, 2015.

DATE OF PLAT OR MAP: JULY 17, 2015



DENNIS K. WITHERS  
LICENSE NO. 6135190

**LEGAL DESCRIPTION PER TITLE REPORT:**

PARCEL NO. 1  
BEGINNING 150 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 100 FEET; NORTH 115 FEET; EAST 100 FEET; SOUTH 115 FEET TO BEGINNING.

PARCEL NO. 2  
COMMENCING 54.27 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 80.73 FEET; EAST 410 FEET; SOUTH 115 FEET; WEST 327.5 FEET; NORTH 4.7 FEET NORTH-WESTERLY PARALLEL WITH 8.5 FEET FROM THE CENTER LINE OF A SPUR TRACK 88.27 FEET TO BEGINNING.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°10'59" WEST, ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTION OF 300 SOUTH AND 200 SOUTH, AS SHOWN HEREON.

RELEVANT LOTS AND BLOCK WERE BROKEN DOWN BASED UPON PLAT 9 OF BLOCKS 60-66, 79-81 OF THE OFFICIAL SURVEY OF PLAT 'A' SALT LAKE CITY SURVEY, ON FILE WITH THE SALT LAKE CITY SURVEYORS OFFICE.

RECORD DESCRIPTIONS CALL NORTHEASTERLY ALONG A LINE PARALLEL WITH AND 8.5 FEET NORTHWESTERLY ALONG THE CENTERLINE OF A SPUR TRACK. NO EVIDENCE OF THE SPUR TRACK EXIST AT THE TIME OF THIS SURVEY. THE RETRACEMENT OF THE CURVED PORTION OF THE PARCEL WAS ESTABLISHED USING THE ARC AND CHORD LENGTHS TO CALCULATE THE RADIUS POINT AND SOLVE FOR REMAINING CURVE DATA.

THE WEST AND NORTH LINE WERE ESTABLISHED AND THE EAST RIGHT OF WAY LINE OF 400 WEST STREET (BLOCK LINE) AND THE SOUTH LINE OF PIERPONT AVENUE. THE EAST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED ALONG THE LINE RETRACED BY A PRIOR SURVEY PREPARED BY THIS OFFICE. THE SOUTHERLY LINE WAS ESTABLISHED ALONG THE EAST-WEST LOT LINES COMMON WITH LOTS 1, 2, 3 AND 8.

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO.73571 PREPARED BY ORANGE TITLE INSURANCE AGENCY, EFFECTIVE DATE: JANUARY 12, 2015, AT 7:45 AM.

**SCHEDULE "B" EXCEPTIONS**

- 11 EASEMENTS, NOTES, CONDITIONS, AND RESTRICTIONS AS SHOWN ON OFFICIAL PLAT, SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS, EXCEPTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, CONDITIONS, COVENANTS OF WHATEVER NATURE, WHETHER OR NOT FILED FOR RECORD, AND IS EXPRESSLY SUBJECT TO ALL MUNICIPAL, CITY, COUNTY, AND STATE ZONING LAWS AND OTHER ORDINANCES, REGULATIONS, AND RESTRICTIONS, INCLUDING STATUTES AND OTHER LAWS OF MUNICIPAL, COUNTY OR OTHER GOVERNMENTAL AUTHORITIES APPLICABLE TO AND ENFORCEABLE AGAINST THE PREMISES DESCRIBED HEREIN. (NO EASEMENT CITED ON SALT LAKE CITY ATLAS PLAT)
- 20 TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND RECORDED, OCTOBER 30, 1995, ENTRY NO. 620298, BOOK/PAGE: 7258/1630, (ON STREET PARKING AREA BLANKET SUBJECT PARCEL, NO EASEMENTS TO PL07)
- 23 TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF WAY GRANT BY AND BETWEEN J.M. AND M.S. BROWNING COMPANY AND MOUNTAIN FUEL SUPPLY COMPANY, RECORDED UNDISCLOSED ENTRY NO. 117668, (NOTE AFFECTING SUBJECT PARCEL EASEMENT RIGHTS RELEASED PER ENTRY NO. 11981317 SHOWN AS EXCEPTION 25)
- 24 TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT FOR GRANT AND EASEMENT BY AND BETWEEN AT&T CABLE SERVICES DBA TCI CABLEVISION OF UTAH, INC. AND ARTSPACE INC. RECORDED, FEBRUARY 2, 2000, ENTRY NO. 7567145, BOOK/PAGE: 8340/0886 (NO SPECIFIC LOCATION OF EASEMENT DEFINED. AFFECTED AREA BLANKETS PARCEL 1, SHOWN HEREON)
- 25 SUBJECT TO THE EFFECTS OF THAT CERTAIN QUILCLAIM DEED UT 36881-2 BY AND BETWEEN QUESTAR GAS COMPANY, AS GRANTEE AND ALLAN GOLDBERG ET AL, AS GRANTEE, RECORDED JANUARY 23, 2015, ENTRY NO. 11981317, BOOK/PAGE: 1028/0850, (RELEASE OF EASEMENT INTEREST ACQUIRES UNDER DOCUMENT RECORDED AS ENTRY NO. 117668)
- 26 TERMS AND CONDITIONS OF THAT CERTAIN RIGHT-OF-WAY AND EASEMENT GRANT 36881-1 BY AND BETWEEN ALLAN GOLDBERG ET AL AND QUESTAR GAS COMPANY, A CORPORATION OF THE STATE OF UTAH, RECORDED JANUARY 23, 2015, ENTRY NO. 11981318, BOOK/PAGE: 1029/0851, (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON. \*NOTE: ERROR IN DESCRIPTION. APPEARS TO BE MISSING A CURVE.)

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AMERICAN FORK CITY FIBER	MICHA HUNSAKER	801-783-3008	NOT ON PROPERTY
AT&T	ROB WILLIAMSON	208-850-7448	NOT ON PROPERTY
BEEHIVE TELEPHONE CO.	JOHN BREWER	435-837-6000	NOT ON PROPERTY
COMCAST	PAUL CABIB	801-401-3541	WAITING
CENTURACOM	ALISA FAITZ	435-427-3331	NOT ON PROPERTY
CENTURYLINK	ARLENE DENNEY	801-974-8130	NOT ON PROPERTY
FIRSTDIGITAL TELECOM	BRANDON BALMFORTH	801-456-1004	NOT ON PROPERTY
INTEGRA	SHALUNA JONES	801-708-6157	SHOWN
QUESTAR GAS COMPANY	SL MARKING DEPARTMENT	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	SHOWN
S.L.C. PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN
SYRINGA	TOM JUDD	208-403-0099	NOT ON PROPERTY
UDOT REGION II	STEVE MIDDLETON	801-887-3403	MAPS UNAVAILABLE
UTOPRA	LISA HEWORTH	801-613-3854	WAITING

**GENERAL NOTES**

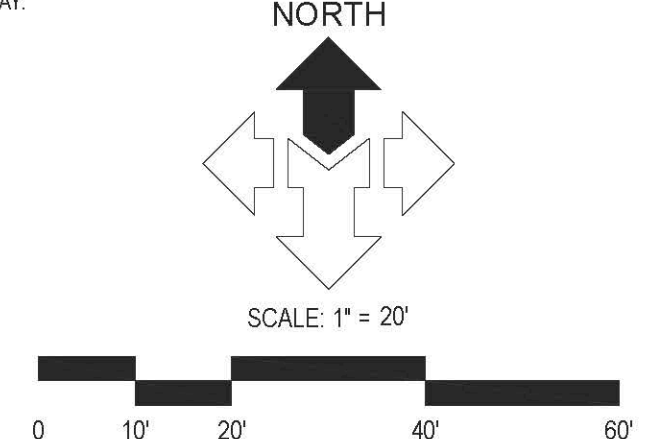
- MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B 2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5" REBAR AND RED NYLON CAP STAMPED "MNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION UNLESS OTHERWISE NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES COMBINED WITH RECORD UTILITY MAPS OBTAINED FROM UTILITY PROVIDERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. STRUCTURES BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITH PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

**TABLE "A" ITEMS**

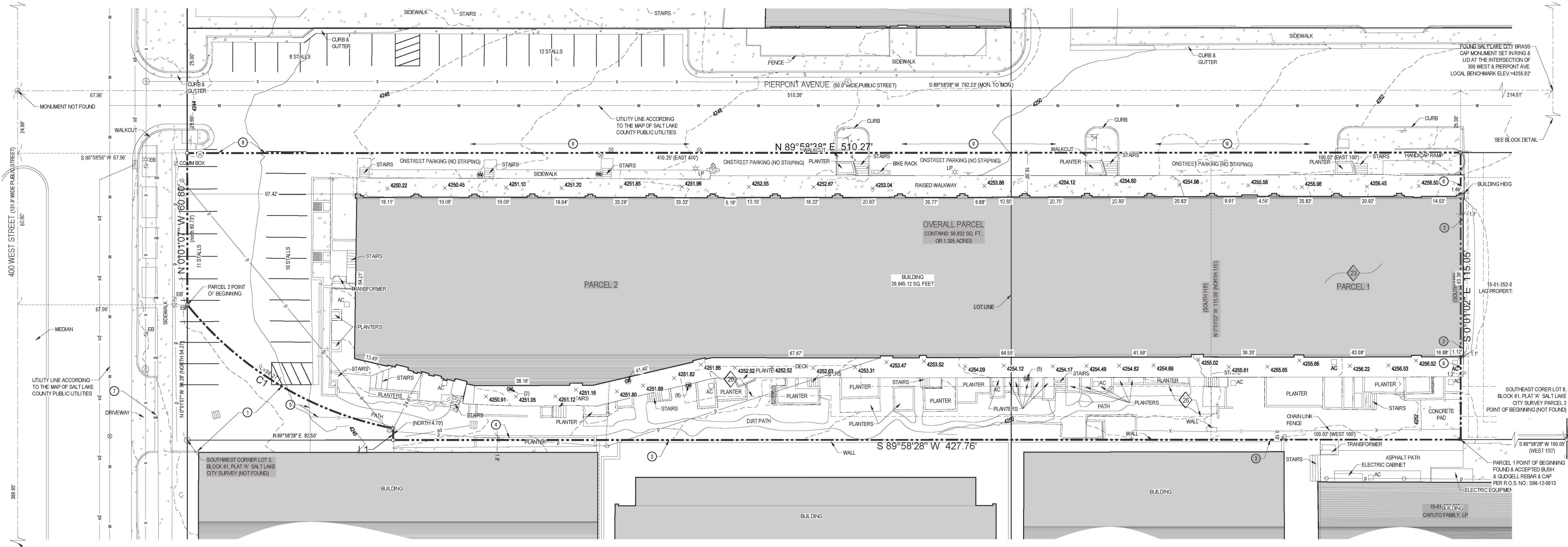
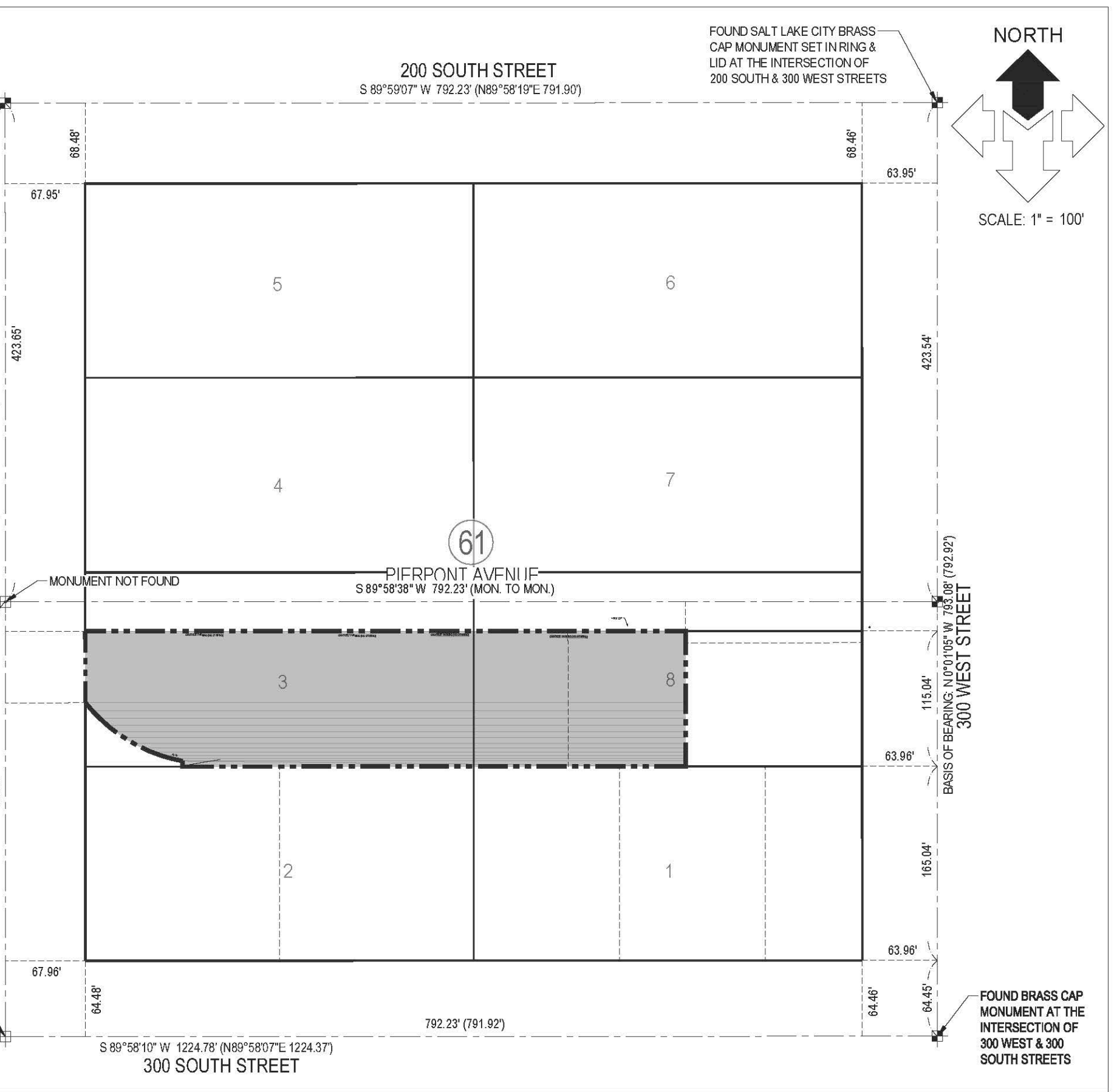
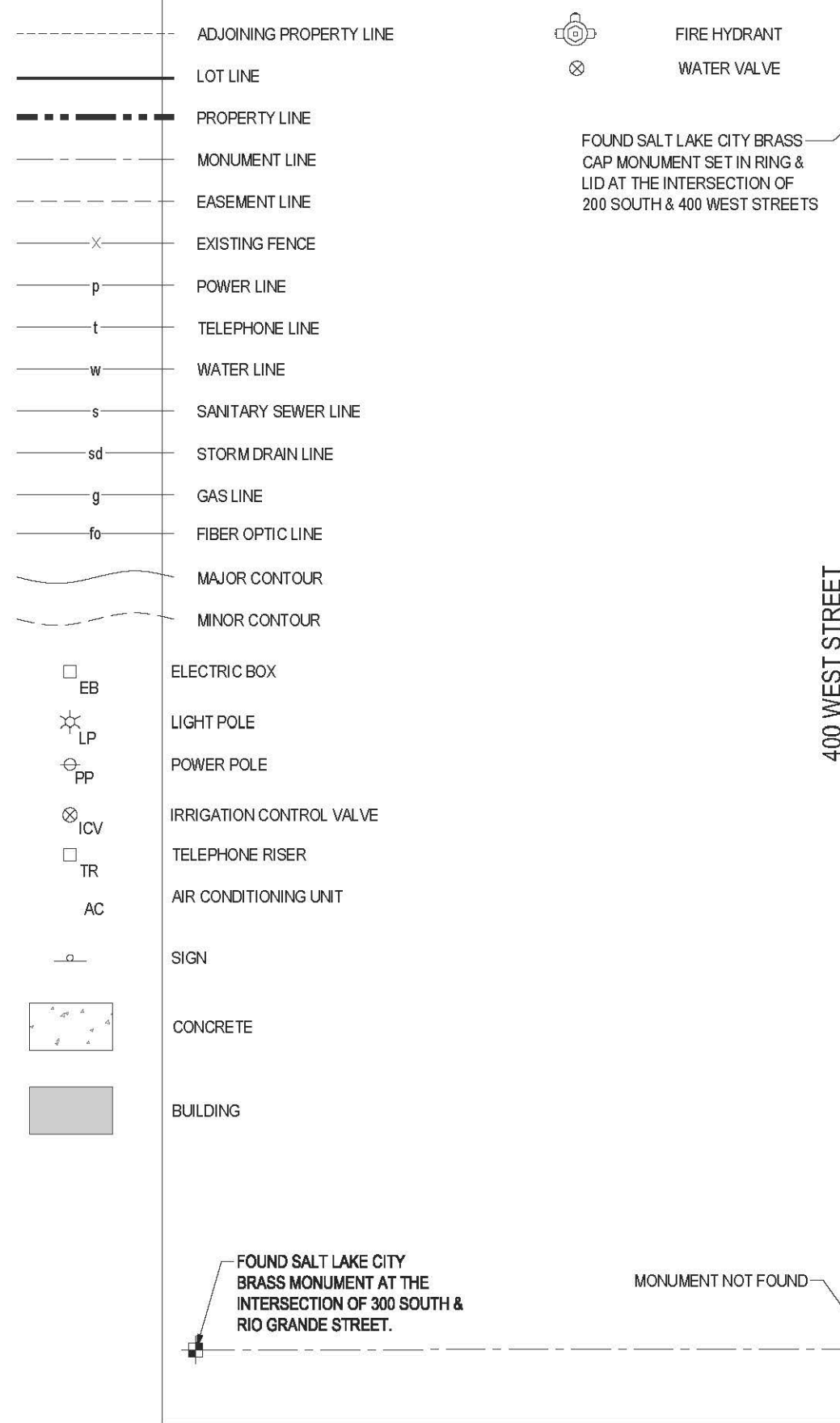
- CORNER MONUMENTS WERE PLACED PER GENERAL NOTE 2
- THE ADDRESS OF THE SUBJECT PARCEL IS CITED IN THE TITLE COMMITMENT AS 325-329 WEST PIERPONT & 331 WEST PIERPONT AVENUE, SALT LAKE CITY, UTAH 84117
- THE GROSS LAD AREA IS: 58,832 SQ. FT., OR 1.305 AC., AS SHOWN HEREON.
- CONTOURS ARE DERIVED HEREON AT 1 FOOT INTERVALS AND ARE BASED UPON ELEVATIONS PUBLISHED BY THE SALT LAKE COUNTY SURVEYORS OFFICE. THE LOCAL BENCHMARK FOR THIS SURVEY IS: 4255.92 FEET ATOP THE SALT LAKE CITY MONUMENT FOUND AT THE INTERSECTION OF 300 WEST AND PIERPONT AVENUE.
- THERE ARE 38 MARKED PARKING STALLS TOTAL.
- UTILITIES ARE SHOWN HEREON PER GENERAL NOTE 3

**SIGNIFICANT OBSERVATIONS**

- PORTION OF EXISTING PARKING AREA EXTENDS BEYOND BOUNDARY
- EAST END OF BUILDING BEYOND BOUNDARY LINE
- NORTH FACE OF CONCRETE WALL ALONG BOUNDARY LINE
- PLANTER BOX BEYOND BOUNDARY LINE
- FENCE LINE NOT ON BOUNDARY
- CONCRETE DOG BEYOND BOUNDARY
- DRIVEWAY USED AS POINT OF ACCESS TO PUBLIC ROADWAY
- ACCESS POINT TO PUBLIC ROADWAY
- ON STREET PARKING AREA ALONG NORTH BUILD FRONT. DIRECT ACCESS TO PIERPONT AVENUE, A PUBLIC ROADWAY.



**LEGEND**



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**TIMBERLANE PARTNERS II, LLC**  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

**325-329 & 331 WEST PIERPONT AVE, SALT LAKE CITY, UTAH 84101**  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

**REVISIONS**

REV	DATE	DESCRIPTION
1	7/17/15	RELEASE TO CLIENT

PROJECT NO: 15207  
CAD FILES 207 ALTA TOPO FINAL  
DRAWN BY: EAD  
CALC BY: DKW  
FIELD CREW: JDS/DHW  
CHECKED BY: DKW  
DATE: 7/17/15

**S2015-09-0461**  
**Reid J. Demman, P.L.S.**  
**SALT LAKE COUNTY SURVEYOR**