

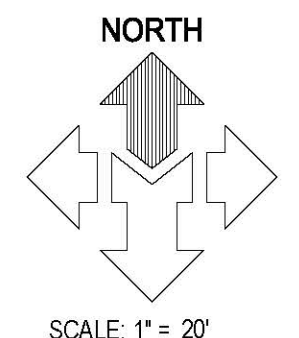
LEGEND

---	ADJOINING PROPERTY LINE	⊙	WATER MANHOLE
---	LOT LINE	⊗	WATER METER
---	PROPERTY LINE	⊕	WATER VALVE
---	MONUMENT LINE	⊗	LIGHT POLE
---	EASEMENT LINE	⊗	POWER POLE
---	EXISTING FENCE	⊗	SANITARY SEWER MANHOLE
---	POWER LINE	⊗	ROOF DRAIN
---	TELEPHONE LINE	⊗	STORM DRAIN CATCH BASIN
---	FIBER OPTIC LINE	⊗	BOLLARD
---	CABLE TELEVISION LINE	⊗	SIGN
---	WATER LINE	⊗	CONIFEROUS TREE
---	SANITARY SEWER LINE	⊗	DECIDUOUS TREE
---	STORM DRAIN LINE	⊗	GV GAS VALVE
---	GAS LINE	⊗	GM GAS METER
---	MAJOR CONTOUR	⊗	ICV IRRIGATION CONTROL VALVE
---	MINOR CONTOUR	⊗	EM ELECTRICAL METER
---	CONCRETE	⊗	R RECORD
---	BUILDING	⊗	M MEASURED
---	BUILDING OVERHANGS	⊗	C CALCULATED

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
INTEGRA	SHAUNA JONES	801-708-6157	NOT RECEIVED
MCI	DEAN BOYERS	972-729-6322	NOT RECEIVED
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	SHOWN
S.L.C. ENGINEERING	CHRIS NORLEM	801-525-7972	NA
S.L.C. PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN
UDOT REGION II	STEVE MIDDLETON	801-887-3403	MAPS UNAVAILABLE
UTOPIA	CASEY SLEDGE	801-613-3854	SHOWN

FLOOD ZONE			
PANEL PREFIX	DATE	ZONE	DESCRIPTION
0322G 4803SC	9-25-09	X	OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

PARKING	
ADA	0
REGULAR	31
TOTAL	31



SCALE: 1" = 20'

LEGAL DESCRIPTION PER TITLE REPORT

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 16, FIVE ACRE PLAT "C", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 89°49'34" EAST 148.26 FEET; THENCE NORTH 33°15'54" WEST 97.88 FEET; THENCE NORTH 34°46' FEET; THENCE WEST 8.0 FEET; THENCE NORTH 31°23' FEET; THENCE NORTH 56°44'00" EAST 58.27 FEET; MORE OR LESS, TO THE WEST LINE OF FOOTHILL DRIVE; THENCE NORTH 33°15'54" WEST ALONG THE WEST LINE OF FOOTHILL DRIVE 243.92 FEET; MORE OR LESS, TO A POINT WHICH IS NORTH 0°03' WEST 387.71 FEET; MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 0°03' EAST 387.71 FEET; MORE OR LESS TO THE POINT OF BEGINNING.


EXCEPTING THEREFROM THE WESTERLY 8 FEET OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO SALT LAKE CITY, BY DEED RECORDED MAY 08, 1955, AS ENTRY NO. 1424883 IN BOOK 1193 AT PAGE 485 OF OFFICIAL RECORDS.

A NON-EXCLUSIVE EASEMENT 10 FEET IN WIDTH FOR PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE EAST FRONT DOOR OF THE BUILDING LOCATED ON THE SUBJECT LAND ACROSS THE LAND ADJACENT TO THE EAST AS SET FORTH IN THAT CERTAIN QUIT-CLAIM DEED RECORDED JULY 03, 1980 AS ENTRY NO. 3450103 IN BOOK 5119 AT PAGE 533 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 3, 4, 5, 9(A), 9(B), 7(A), 7(B)(1), 8, 8(A), 11(B), 15, 17, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2012.


 DAVID B. DRAPER
 LICENSE NO. 8881599

NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.
- 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. NS3-57278-SL-C1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE, OCTOBER 11, 2012 AT 7:30 AM.
- THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO GEORGE A. LEAMING AND MERLENE C. LEAMING HIS WIFE BY THAT CERTAIN WARRANTY DEED RECORDED JULY 15, 1959 AS ENTRY NO. 1564889 IN BOOK 1531 AT PAGE 832 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
 - (THE FOLLOWING AFFECTS THE SOUTHEASTERLY PORTION OF THE PROPERTY)
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR EGRESS AND INGRESS AND INCIDENTAL PURPOSES, AS GRANTED TO GEORGE A. LEAMING AND HOWARD S. CLARK BY WARRANTY DEED RECORDED MAY 03, 1960 AS ENTRY NO. 1714024 IN BOOK 1707 AT PAGE 280 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
 - (THE FOLLOWING AFFECTS THE SOUTHEASTERLY PORTION OF THE PROPERTY)
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED JANUARY 03, 1964 AS ENTRY NO. 1970354 IN BOOK 2140 AT PAGE 97 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
 - A RIGHT OF WAY PEDESTRIAN INGRESS AND EGRESS AS DISCLOSED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED JULY 03, 1980 AS ENTRY NO. 3450103 IN BOOK 5119 AT PAGE 533 OF OFFICIAL RECORDS.
- DESIGNATION OF EASEMENT DATED SEPTEMBER 29, 2010 BY AND BETWEEN FOOTHILL PROPERTY HOLDINGS, L.L.C. A UTAH LIMITED LIABILITY COMPANY AND FOOTHILL POINT, L.L.C. A UTAH LIMITED LIABILITY COMPANY RECORDED OCTOBER 05, 2010 AS ENTRY NO. 11047389 IN BOOK 9888 AT PAGE 505 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- MCNEIL ENGINEERING OR MCNEIL 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.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°11'30" EAST ALONG THE MONUMENT LINE OF 2300 EAST STREET, BETWEEN THE FOOTHILL BOULEVARD AND EMERSON AVENUE AS SHOWN ON THIS SURVEY.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. 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 DOCUMENTS THAT WOULD AFFECT THIS PARCEL. UTILITY MAPS RECEIVED BY CORRESPONDING UTILITY COMPANIES ARE MARKED AS "SHOWN" IN THE TABLE HEREON AND ARE SHOWN ON THIS MAP. MAPS NOT RECEIVED BY THE DATE OF THIS SURVEY ARE SHOWN AS "NOT RECEIVED".
- THE EAST, WEST, AND NORTH BOUNDARY LINES WERE ESTABLISHED AT THE RIGHT OF WAY LINES OF THE ADJOINING STREETS PER THE SALT LAKE CITY ATLAS PLAT FOR LOT 7, BLOCK 16, FIVE ACRE PLAT "C". THE SOUTHERLY BOUNDARY LINE WAS ESTABLISHED AT THE NORTHERLY LINE OF WASATCH HEIGHTS SUBDIVISION. ANY DIFFERENCES WITH THE SUBJECT PARCEL DESCRIPTIONS AS PROVIDED THROUGH THE TITLE REPORT ARE NOTED HEREON.

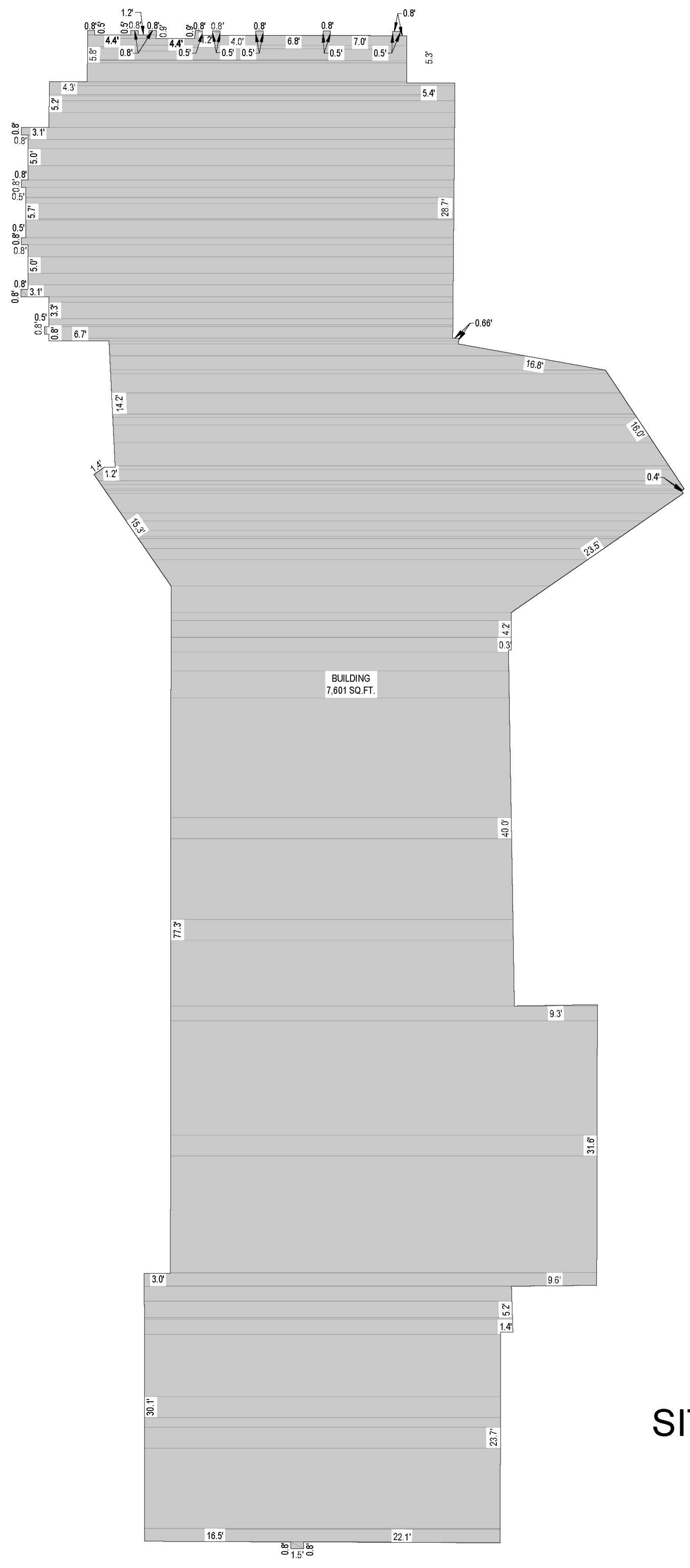
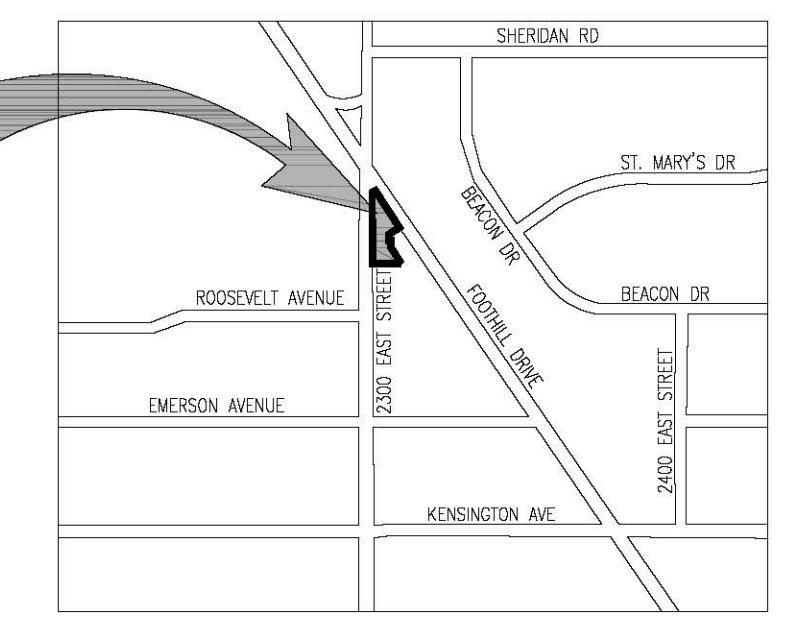


EXHIBIT "A"
SCALE 1"=10'

SITE



VICINITY MAP
SCALE: N.T.S.

S2013-02-0072
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

MCNEIL ENGINEERING
 Designing for the Future Since 1983
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 E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

FOOTHILL POINT PARCEL
 WASHINGTON FEDERAL SAVINGS
 1442 SOUTH FOOTHILL DRIVE
 SALT LAKE CITY, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 45, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

REV	DATE	DESCRIPTION

PROJECT NO:	12589
CAD DWG. FILE:	12589ALT
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	DS/CL
CHECKED BY:	DBD
DATE:	12-5-12

SHEET TITLE
**ALTA/ACSM
 LAND TITLE
 SURVEY**