

SURVEYOR'S CERTIFICATE:

To AAM Investments, Ltd, a Utah limited partnership, AAM Investment, Ltd, a Utah limited partnership, Grant Kesler, Sutherland Title Company and Stewart Title Guaranty 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. The field work was completed on October 6, 2014.

BOUNDARY DESCRIPTION (Sutherland Title Company Commitment for Title Insurance, Order No. 26984):

Parcel 1:

A portion of the Northwesterly one-quarter of Section 2, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

COMMENCING at a point North 00°03'34" West a distance of 26.69 feet from the Southwest corner of Lot 3, Block 6, Highland Park Addition, a subdivision located in said Section 2; thence from said point of commencement continuing North 00°03'34" West a distance of 50.12 feet to the POINT OF BEGINNING of the parcel of land to be described; thence from said point of beginning continuing North 00°03'34" West a distance of 115.34 feet to a point on the Southeastly right-of-way line of Union Pacific Railroad as shown on said property survey; thence Northwesterly on the arc of a curve to the right having a radius of 2831.79 feet (the center of said curve bears South 19°37'14" East) through a central angle of 13°05'44" an arc distance of 647.24 feet; thence North 83°28'30" East 171.73 feet to the West bank of the Jordan River; thence South 11°35'00" East along said bank 112.42 feet; more or less; thence South 74°43'00" West 297.44 feet; thence on the arc of a curve to the right having a radius of 2839.79 feet (the center of said curve bears North 15°17'00" West) through a central angle of 11°01'36" an arc distance of 546.52 feet to the POINT OF BEGINNING.

Parcel 2:

BEGINNING at a point North 0°03'34" West 1534.93 feet and North 89°58'19" East 30.70 feet from the City Monument in the intersection of Navajo Street and 300 South Street, said point also being South 0°03'34" East along the Section line 907.45 feet and North 89°58'19" East 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°58'19" West 20.70 feet; thence North 0°03'34" West 70.00 feet; thence South 89°58'19" West 20.00 feet; thence South 0°03'34" East 21.79 feet to a point of a 28.00 foot radius tangent curve to the right; thence Southwesterly along the arc of said curve 44.00 feet and through a central angle of 90°01'53"; thence South 89°58'19" West 21.98 feet; thence South 0°03'34" East 20.00 feet; thence South 89°58'19" West 185.76 feet to a point on a 2831.79 foot radius curve to the right; the center of said curve bears South 25°40'33" East; thence Northeastly along the arc of said curve 299.56 feet and through a central angle of 6°03'40"; thence South 0°03'34" East 115.34 feet to the POINT OF BEGINNING.

Parcel 3:

Part of Blocks 4, 5 and 6 of Highland Park Addition, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, together with the vacated street and alley contiguous thereto, described more specifically as beginning on the West line of said Block 6 and the Northerly right of way line of a State Highway at a point North 0°03'34" West 139.54 feet from the Southwest corner of said Block 6, and running thence along the Northerly right of way line of said State Highway as follows: South 76°31'39" East 432.59 feet; thence South 79°05'55" East 111.03 feet; thence South 83°29'11" East 109.72 feet, thence South 87°24'07" East 109.14 feet, thence North 89°58'19" East 88.00 feet to the West line of the Jordan River right of way; thence along said right of way North 0°24' East 67.80 feet; thence North 5°16' West 229.10 feet; thence North 8°26' East 142.5 feet; thence North 10°35'30" East 179.36 feet, thence North 7°31'30" West 140 feet, thence North 15°01'20" West 73.63 feet to point on the Southerly right of way of the Western Pacific Rail Road, thence South 74°43' West 294 feet, thence Southerly along curve to Right 557.49 feet, thence South 0°03'34" East 401.69 feet to Southwest corner of Lot 18, said Block 6, thence North 89°58'19" East 141 feet, thence South 0°03'32" East 100 feet, thence South 89°58'19" West 141 feet, thence South 0°03'34" East 10.46 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING therefrom that portion deeded to Salt Lake County, more particularly described as follows:

BEGINNING at a point 820.68 feet North and 821.45 feet East from the Southwest corner of Block 6, Highland Park Addition, according to the official plat thereof, and running thence South 0°41'10" East 445.12 feet, thence North 8°26' East 62.37 feet, thence North 10°35'30" East 179.36 feet, thence North 7°31'30" West 140.00 feet; thence North 15°01'20" West 73.63 feet; thence South 74°43' West 10.43 feet to the POINT OF BEGINNING.

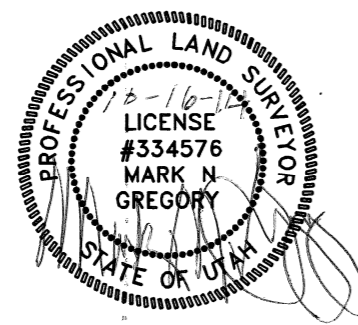
Parcel 4:

Lots 19 and 20, in Block 6 of Highland Park Addition, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Parcel 5:

Lots 21 and 22, in Block 6 of Highland Park Addition, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Date: October 16, 2014



Mark N Gregory
P.L.S. No. 334576

NARRATIVE:

The purpose of this survey is to retrace Blocks 5, 6 and 7 of Highland Park Addition in order to perform an ALTA/ACSM Land Title Survey on the property described hereon to facilitate a pending transaction. The Salt Lake City street monuments shown hereon are used to control the location of said property. These monuments contain an excess in length. This excess is proportioned throughout said block and the survey shown hereon reflects this proportion.

A commitment for title insurance prepared by Sutherland Title Company (Order No. 26984 dated September 20, 2014) was provided and relied upon for the preparation of this survey.

The monument line of the relocated 200 South Street is held at the mid point between the curbs as shown on the Salt Lake City Atlas Plat 63. The north line of 200 South Street is held as shown on the U.D.O.T. plans for Project No. 1-80-3(5)116.

Record dimensions are shown in brackets [].

BASIS OF BEARING:

The basis of bearing for this survey is North 00°03'34" West along the monument line of Navajo Street.

SCHEDULE B - EXCEPTIONS:

Sutherland Title Company Order No. 26984 dated September 20, 2014.

Exception No. 13: Special Assessments levied by Salt Lake City, provided by statute, against land contained within Special Improvement Districts including, but not limited to, Street Lighting, Curb and Gutter, Paving, Drainage and Main Street Improvements, as applicable. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 14: Salt Lake Ordinance No. 70 of 2005 Adopting the Central Community Master Plan, and the terms and conditions thereof recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101. Survey findings: The ordinance cited in this exception does not affect the subject property. The western boundary of the Central Community is Interstate 15.

Exception No. 15: Salt Lake Ordinance No. 78 of 2005 Closing and Abandoning a portion of Navajo Street, subject to existing easements for utilities which may have been constructed through, over or under that portion, and subject to an access easement in favor of Union Pacific Railroad Company recorded February 16, 2006 as Entry No. 9639176 in Book 9256 at Page 1028 and recorded June 1, 2006 as Entry No. 9739576 in Book 9302 at Page 807. Survey findings: The area described in this exception encompasses all of Parcel 2. A 20 foot wide easement exists beginning on the north line of Parcel 2 and is shown hereon.

Exception No. 16: Any existing easements for utilities which may have been constructed through, over or under those portions of the herein described land shown as being a portion of vacated street and/or alley, as disclosed by the Ordinance recorded September 6, 1922 as Entry No. 476286 in Book 30 of Liens and Leases at Page 526. Ordinance recorded July 14, 1943 as Entry No. 955556 in Book 350 at Page 88. Ordinance recorded July 20, 1943 as Entry No. 955893 in Book 350 at Page 553. Ordinance recorded July 8, 1948 as Entry No. 1127230 in Book 621 at Page 115. Ordinance recorded August 13, 1953 as Entry No. 1254847 in Book 874 at Page 126. Ordinance recorded September 27, 1957 as Entry No. 1558415 in Book 1448 at Page 133. Survey findings: 100 South, Concord, 1300 West, 1400 West Streets and the alleys in Blocks 5, 6 and 7 of Highland Park Addition have all been vacated by Salt Lake City and are subject to easements for utilities that may have been constructed in these areas.

Exception No. 17: Relinquishment of Easements and Access rights contained in that certain Final Order of Condemnation, and the terms and conditions thereof recorded February 11, 1964 as Entry No. 1978775 in Book 2154 at Page 264. Survey findings: The Final Order of Condemnation cited in this exception creates the 200 South Street right-of-way. There is no mention of any relinquishment of easements or access rights in the document.

Exception No. 18: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits, with the necessary guys, stubs, cross-arms braces and other attachments affixed thereto recorded May 28, 1964 as Entry No. 2003050 in Book 2195 at Page 306. Survey findings: Easements for guy anchors exist along the south line of Parcel 3 and in the northeasterly portion of Parcel 4 and are shown hereon. A pole line easement of unspecified width exists in the southwesterly portion of Parcel 3 and is shown hereon.

Exception No. 19: A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities recorded May 17, 1965 as Entry No. 2082186 in Book 2328 at Page 52. Survey findings: A gas line exists within the limits of a 20 foot wide easement in the southeasterly portion of Parcel 3 as shown hereon.

Exception No. 20: Easement for the widening, extending, operating, maintaining, repairing and keeping in satisfactory condition a waterway in Salt Lake County known as the Jordan River recorded February 25, 1971 as Entry No. 2372760 in Book 2938 at Page 797 and recorded February 25, 1971 as Entry No. 2372761 in Book 2938 at Page 798. Survey findings: A 25 foot wide access easement for the Jordan River exists in the easterly portion of Parcel 3 and is shown hereon.

Exception No. 21: A right of way and the right to construct, operate, maintain and remove communication lines and facilities related thereto recorded March 4, 1976 as Entry No. 2791308 in Book 4124 at Page 318. Survey findings: A 5 foot wide easement exists in the southeasterly portion of Parcel 3 and its approximate location is shown hereon. The sketch of this easement location does not provide enough information to locate the easement more precisely.

Exception No. 22: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits, with the necessary guys, stubs, cross-arms braces and other attachments affixed thereto recorded April 1, 1976 as Entry No. 2800020 in Book 4153 at Page 64. Survey findings: An easement of unspecified width exists in the southwesterly portion of Parcel 3 and is shown hereon.

Exception No. 23: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits, with the necessary guys, stubs, cross-arms braces and other attachments affixed thereto recorded April 1, 1976 as Entry No. 2800021 in Book 4153 at Page 65. Survey findings: An easement for a guy anchor exists in the southerly central portion of Parcel 3 and is shown hereon.

Exception No. 24: Reservation of all minerals, oil, gas and rights below a depth of 500 feet and all geothermal rights below a depth of 250 feet, without the right of surface entry, as disclosed by that certain Quit-Claim Deed recorded April 21, 1980 as Entry No. 3425477 in Book 5091 at Page 551. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 25: Standard Form Agreement for Waiver of Installation of Public Way Improvement, wherein Salt Lake City granted a temporary extension of time to the requirement for installation of certain off-site improvements, consisting of curb gutter, sidewalk, drive approaches, landscaping, road base courses and paving, street lighting, sewer and water main extension and other improvements required recorded July 21, 1989 as Entry No. 4801919 in Book 6145 at Page 0288. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 26: Abstract of Findings and Order recorded October 6, 1999 as Entry No. 7483326 in Book 8314 at Page 3825. Survey findings: The order cited in this exception approved locating a cellular telecommunications monopole antenna on the easterly portion of Parcel 1. The antenna no longer exists.

Exception No. 27: Rights of entry for the purpose of obtaining, altering, replacing, removing, repairing or rerouting utilities, including the City's water and sewer facilities, and all of them, and subject to an access easement in favor of Union Pacific Railroad Company, as reserved in that certain Quit-Claim Deed recorded February 22, 2006 as Entry No. 9643511 in Book 9258 at Page 85 and Replacement Quit Claim Deed recorded June 13, 2006 as Entry No. 9751315 in Book 9307 at Page 3534. Survey findings: The deeds cited in this exception describe Parcel 2 and the 20 foot access easement described in Exception No. 15 above.

Exception No. 28: Abstract of Findings and Order recorded September 19, 2008 as Entry No. 10523913 in Book 9644 at Page 646. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 29: A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities recorded December 7, 2009 as Entry No. 10852962 in Book 9786 at Page 638. Survey findings: A 20 foot wide easement exists along the east line of Parcel 3 and is shown hereon.

Exception No. 30: Boundary line conflicts, if any, resulting from variances in the legal description(s) and the actual physical location of the Jordan River from record description(s) referring to said river or center thereof as the Easterly boundary of the land which boundary (ies) may be subject to change and/or uncertainty, and any adverse right, title and/or interest because of losses to, or additions to the land resulting from Accretion, Reliction or Alluvion, and any other rights and/or claims which may be associated with said river, including, but not limited to, maintenance, use of water, reasonable rights of ingress and egress, and any other interests and incidental purposes in and to those portions of the land.

Exception No. 31: Any rights and/or claims which may be associated with the railroad owner(s) and railroad rights of way adjoining, abutting and throughout the land, including, but not limited to, operation and maintenance of said railroads.

Exception No. 32: Access is limited to those approved or permitted by Salt Lake City, the Western Pacific and/or Union Pacific Railroad, the Utah Department of Transportation and/or the State of Utah. Survey findings: The subject property has access to both 200 South and Navajo Streets.

Exception No. 33: Such state of facts as disclosed by that certain survey and any rights or claims associated therewith, as prepared by Miller Associates, Inc., having been certified under the date of August 30, 1999, by Richard W. Miller, a Registered Land Surveyor holding License No. 155641, filed in the Office of the Salt Lake County Surveyor, as Survey No. S00-11-0830. Survey findings: The survey cited in this exception demonstrated the location of a cellular telecommunications monopole antenna on the easterly portion of Parcel 1. The antenna no longer exists.

Exception No. 34: Any rights, reservations, title, interest or claims to any and all oil, gas, mining and mineral rights of every kind and description underlying the surface of the land, together with all rights in connection therewith, whether or not shown by the public records. Survey findings: The issues cited in this exception are not matters of survey.

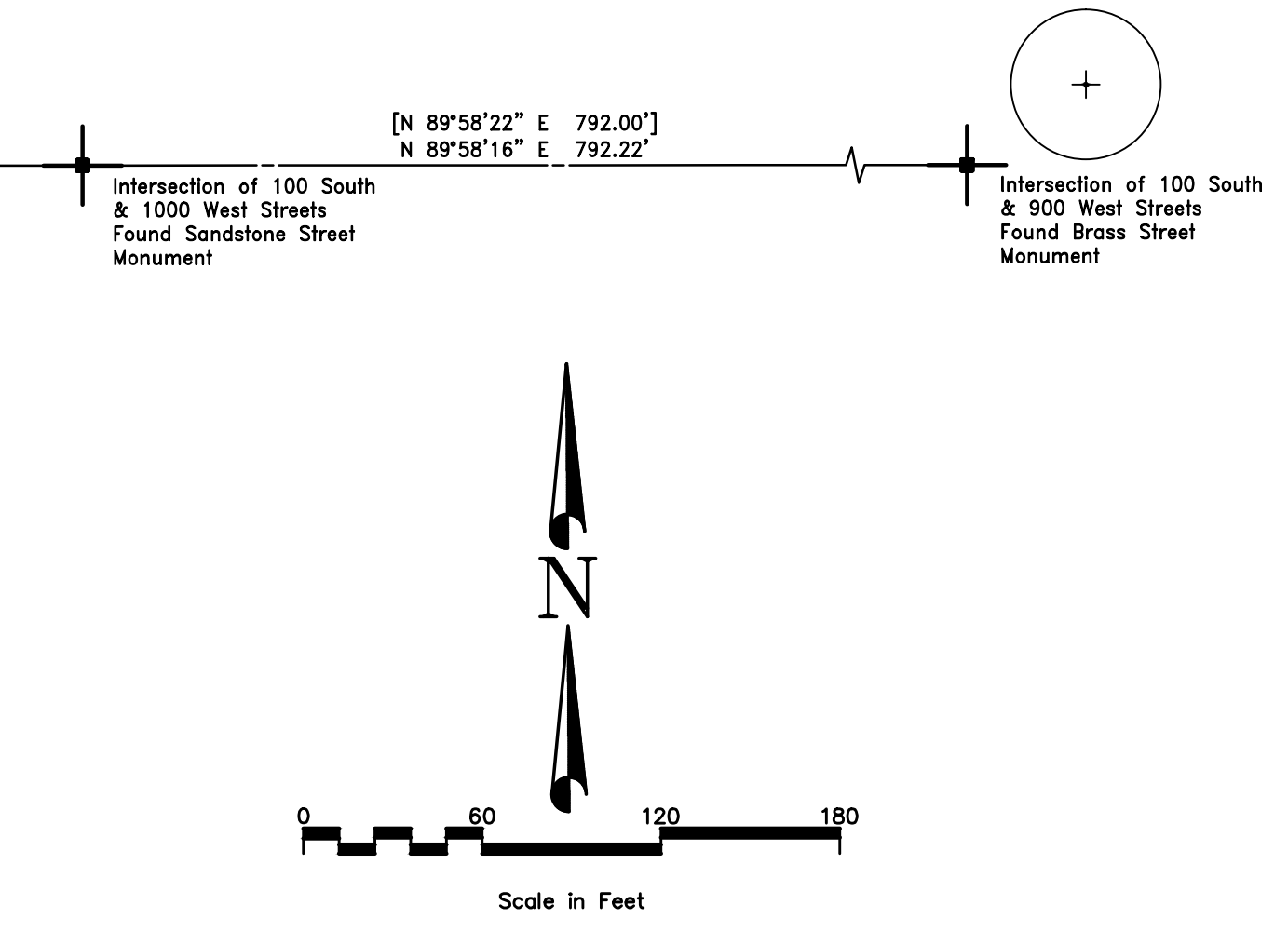
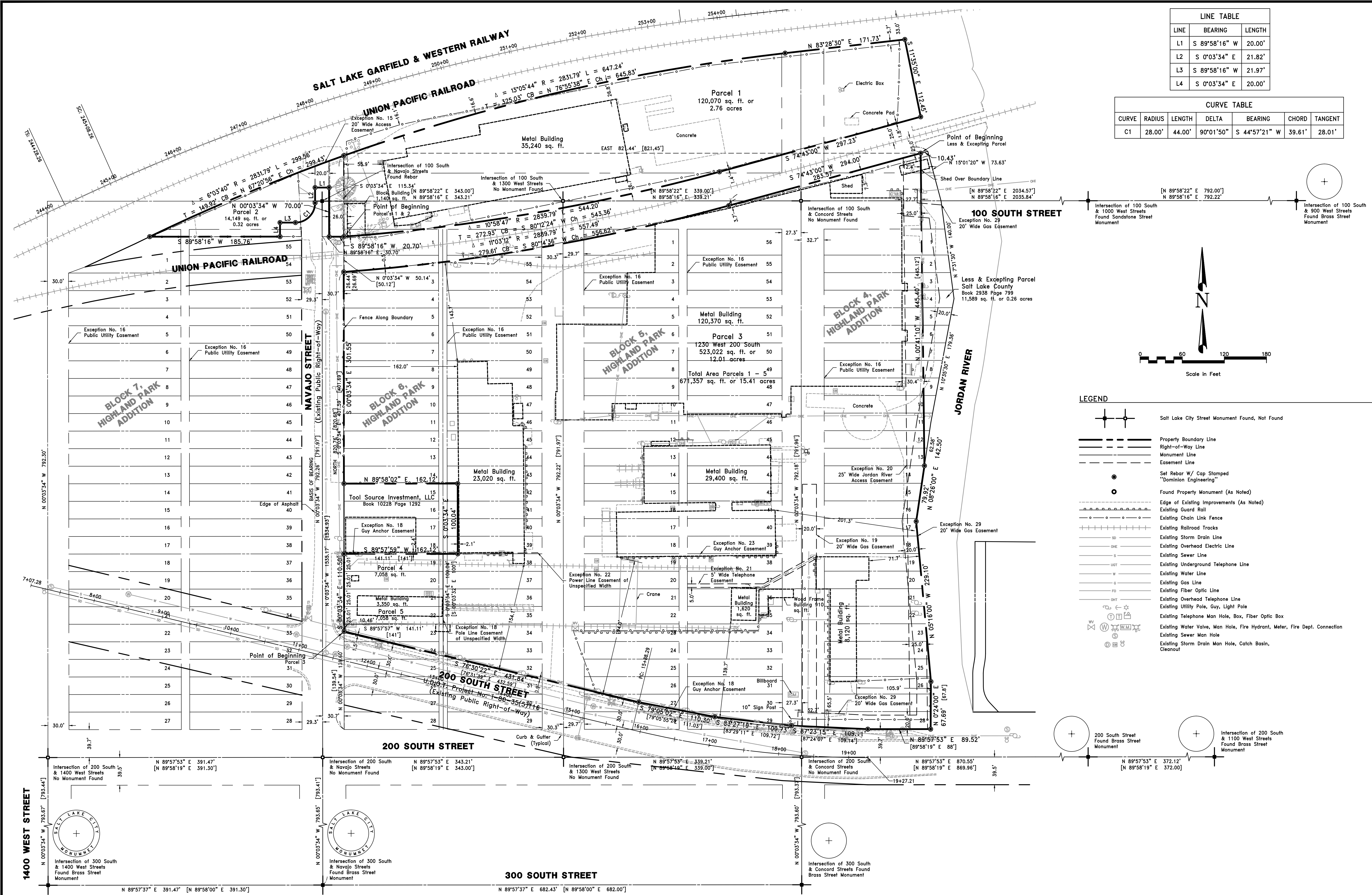
Exception No. 35: Riparian or water rights, claims, or title to water whether or not shown by the public records. Survey findings: The southeasterly line of Parcel 3 is the Jordan River.

P:\KESLER - NAVAJO ST ALTA SURVEY.dwg \Navajo Street ALTA.dwg

DRAWN <u>MNG 10/14</u> CHECKED <u>JDP 10/14</u>		GRANT KESLER SALT LAKE CITY, SALT LAKE COUNTY, UTAH	Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	IN THE NW 1/4 SECTION 2 & THE NE 1/4 SECTION 3 T. 1 S., R. 1 W., S.L.B.&M.		PROJECT NO.	
DESIGNED _____ DATE _____ PROJECT ENGINEER _____						2329-01	
APPROVED _____ DATE _____ CAB _____ PROJECT MANAGER _____				ALTA/ACSM LAND TITLE SURVEY		SHEET NO.	
		NO. _____ REVISIONS _____ BY _____ DATE _____				FILE NAME: Navajo Street	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°58'16" W	20.00'
L2	S 0°03'34" E	21.82'
L3	S 89°58'16" W	21.97'
L4	S 0°03'34" E	20.00'

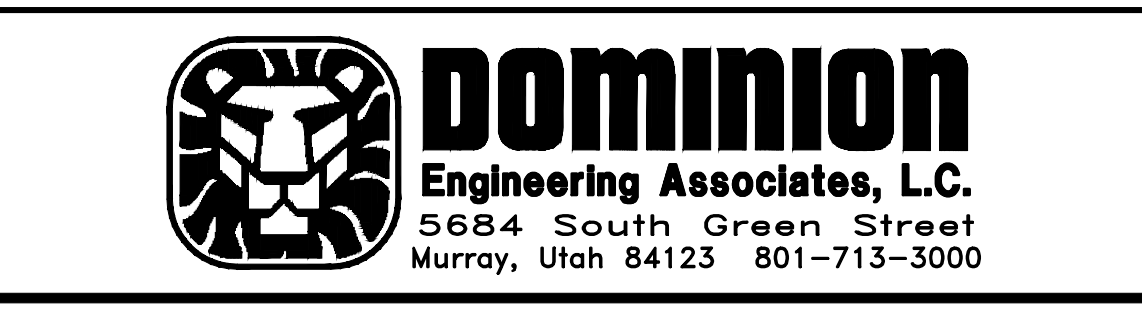
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	28.00'	44.00'	90°01'50"	S 44°57'21" W	39.61'	28.01'



LEGEND	
	Salt Lake City Street Monument Found, Not Found
	Property Boundary Line
	Right-of-Way Line
	Monument Line
	Easement Line
	Set Rebar W/ Cap Stamped "Dominion Engineering"
	Found Property Monument (As Noted)
	Edge of Existing Improvements (As Noted)
	Existing Guard Rail
	Existing Chain Link Fence
	Existing Railroad Tracks
	Existing Storm Drain Line
	Existing Overhead Electric Line
	Existing Sewer Line
	Existing Underground Telephone Line
	Existing Water Line
	Existing Gas Line
	Existing Fiber Optic Line
	Existing Overhead Telephone Line
	Existing Utility Pole, Guy, Light Pole
	Existing Telephone Man Hole, Box, Fiber Optic Box
	Existing Water Valve, Man Hole, Fire Hydrant, Meter, Fire Dept. Connection
	Existing Sewer Man Hole
	Existing Storm Drain Man Hole, Catch Basin, Cleanout

DRAWN	MNG 10/14	CHECKED	JDP 10/14
DESIGNED		PROJECT ENGINEER	
APPROVED		CAB	
		PROJECT MANAGER	

GRANT KESLER
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



IN THE NW 1/4 SECTION 2 & THE NE 1/4 SECTION 3 T. 1 S., R. 1 W., S.L.B.&M.
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	2329-01
SHEET NO.	2 of 2
FILE NAME:	Navajo Street
SCALE:	1"=60'
NO.	REVISIONS
BY	DATE