

### ZONING INFORMATION

M-1: LIGHT MANUFACTURING DISTRICT

#### MINIMUM YARD SETBACK REQUIREMENTS:

1. FRONT YARD: fifteen feet (15')
2. SIDE YARD: none
3. BACK YARD: none
4. MAX LOT COVERAGE: none

#### MAXIMUM HEIGHT:

Height: may not exceed sixty five feet (65')

PARKING: 2 spaces per 1,000 sq/ft of gross floor area for the first 10,000 sq/ft plus 1/2 space per 2000 sq/ft for the remaining space

TOTAL PARKING PROVIDED = 666 TOTAL PARKING STALLS  
TOTAL BUILDING SQ. FT. = 56975.78 FT. ±

WEBSITE FOR INFORMATION:  
www.sterlingcodifiers.com

**FLOOD NOTE:** By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 49035C 0280E, which bears an effective date of 09/21/2001 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

### NOTES

1. 4' wide sidewalk and 2.5' curb and gutter along entire stretch of 4450 West and 1385 South, with 2.5' curb and gutter along Gramercy Rd.
2. There was no Observable evidence of earth moving work, building construction or building additions within recent months.
3. There was no Observable evidence of recent street right of way lines, either completed or proposed, and available from the controlling jurisdiction. Nor any observable evidence of recent street or sidewalk construction or repairs.
4. There are no cemeteries of record or observed field evidence of such.
5. All Field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.

PROPERTY OWNER:  
UTAH POWER AND LIGHT CO.  
400 W 1075 S  
#15-07-300-001

EXCEPTION 26, DRAIN EASEMENT PER NIN TECH WEST PLAT, ENT# 9626957, BK/PG 9250/95138  
OPEN FIELD

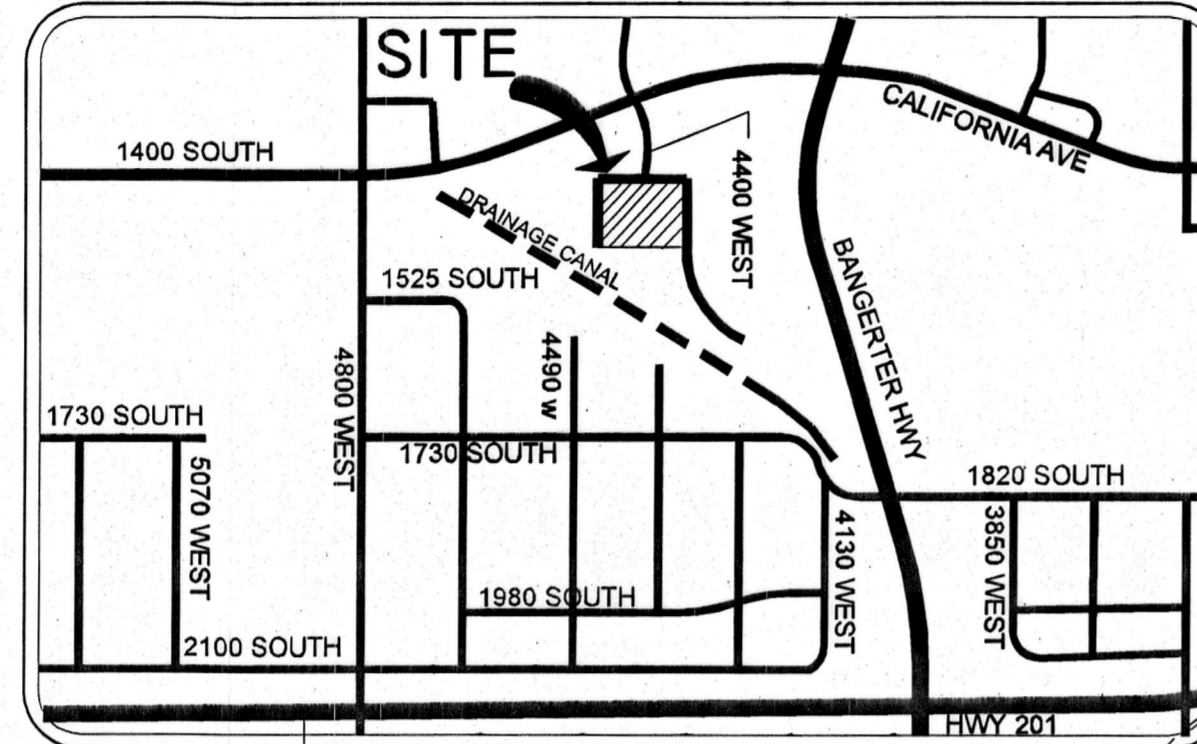
PROPERTY CORNER (CORNER NOT SET)

## ALTA / ACSM LAND TITLE SURVEY

### YRC Project FJ#158

### Network Project No. 200800440-157

### 4375 West 1385 South, Salt Lake City



### VICINITY MAP

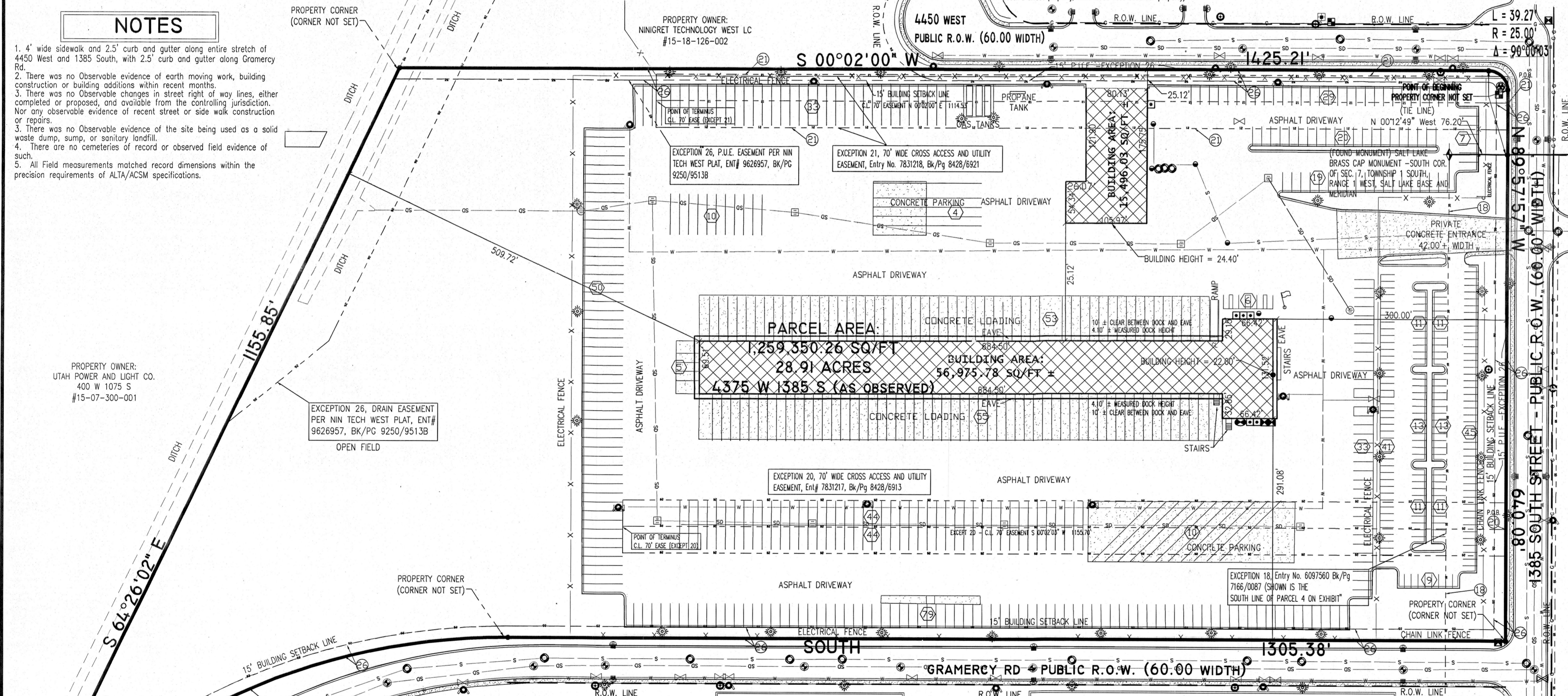
PROPERTY OWNER:  
NINCRET TECHNOLOGY WEST LC  
#15-18-126-002

### ITEMS CORRESPONDING TO SCHEDULE B

- (12) Ordinance, Recorded January 27, 1941, Ent# 1070719, Bk/Pg 518-184 (item is not shown herein, item doesn't affect property)
- (13) Provisions contained in that certain quit claim deed and the terms, conditions and limitations contained therein, recorded July 19, 1950, Ent# 1208478, Bk/Pg 787/380 (item is blanket description and affects property and is shown hereon as the property boundary)
- (14) Easement and Conditions contained therein: Grantor - John M. Wallace and Glenn Walker Wallace and Harold H. Bennett and Emily Bennett, Emily Bennett and L. B. Swaner and June S. Swaner and L. S. Swaner Grantee - Salt Lake City - Dated: February 26, 1951, Recorded March 1, 1951 Ent# 1236201; Bk/Pg 839/178 (not shown herein, item doesn't affect property)
- (15) Reservations, Restrictions and Easements and the terms, conditions and limitations contained therein: Recorded: December 30, 1968 Ent# 2272011; Bk/Pg 2718/631 and Correction Warranty, special Warranty and Quit Claim Deed, Recorded: May 20, 1969; Ent# 2288434, Bk/Pg 2755/600 (item not shown herein, item is a blanket easement in nature, item does affect property)
- (16) An Easement to use distribution system in favor of the State of Utah, acting through the Board of Water Resources, Recorded September 26, 1988, as Ent# 4680090, in Bk/Pg 6067/405 (not shown herein, item has no physical description, unknown if there is a direct affect to property)
- (17) Ordinance 48 of 1992 Recorded: June 24, 1992 Ent# 5279899 Book/Page: 6475/1687 (item not shown herein, item doesn't affect the property)
- (18) covenants, Conditions, Restrictions and/or Easements Recorded June 9, 1995, Ent# 6097560 Bk/Pg 7166/0087 (shown herein, item does affect the North boundary line of property. the exhibit "A" plat is difficult to read. I interpret the plat as extending northwesterly away from the south quarter corner of section 7 as shown herein (easement intended to be 4400 West Street)
- (19) Aviation Easement and the terms, conditions and limitations contained therein; Recorded: February 27, 2001 Ent# 7830175, Bk/Pg 8428/1354 (not shown herein, item is a blanket easement in nature and does affect property)
- (20) Grant of Reciprocal Easement and the terms, conditions and limitations contained therein Recorded February 28, 2001, Ent# 7831217, Bk/Pg 8428/6913 (shown herein, item is a 70 foot wide easement. The extents of the easement are shown hereon.)
- (21) Grant of Reciprocal Easement and the terms, conditions and limitations contained therein Recorded February 28, 2001, Ent# 7831218, Bk/Pg 8428/6921 (shown herein, item is a 70 foot wide easement. The extents of the easement are shown hereon as found on Page 6927 in book 8428.)
- (22) Notice of Site Management Plan for the Western Alum Ponds, Recorded July 29, 2004, Ent# 9131855, Bk/Pg 9019/4155 (item not shown herein, item is a blanket easement affecting all surrounding parcels including subject property)
- (24) Notice of Obligations and the terms, conditions and limitations contained therein: Recorded: July 29, 2004 Ent# 9131856 Book/Page: 9019/4192 (not shown herein, item is a blanket easement in nature and does affect property)
- (25) Special Warranty Deed, Covenants, Reservations and Conditions and the terms, conditions and limitations contained therein: Recorded: September 23, 2005 Ent# 9500783 Book/Page: 9192/6982 (not shown herein, item is a blanket easement in nature and does affect property)

(26) Easements, notes and/or setback lines as delineated and/or dedicated on the official recorded plat of NIN Tech West I, Recorded February 2, 2006, Ent# 9626957, Bk/Pg 2006p of Plats/22 shown herein, item does affect property around the North South and West boundary lines)

(27) Memorandum of Utility Permit and the terms, conditions and limitations contained therein: Recorded February 14, 2006, Ent# 9637241, Bk/Pg 9255/2186 (not shown herein, item doesn't affect property, item is 50 feet South of property)

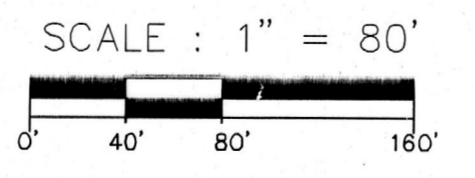


### ENCROACHMENTS

1. No encroachments were observed at the time of survey.

### LEGEND OF SYMBOLS & ABBREVIATIONS

- |                        |                                 |                        |
|------------------------|---------------------------------|------------------------|
| ☉ Sight Light          | 🚩 Flag Pole                     | ⊕ Storm Manhole        |
| ⚡ Electric Manhole     | 🚧 Sign (As Noted)               | ⊖ Storm Inlet (Square) |
| ⊞ Electric Meter / Box | ♿ Indicates Handicapped Parking | ⊕ Storm Inlet (Round)  |
| ⊞ Cable Box            | ⚡ Water Valve                   | ⊕ Curb Storm Inlet     |
| ❄ Air Conditioner Unit | 🚰 Fire Hydrant                  | ⊕ Sanitary Sewer       |
| ⊕ Section Corner       | ⊕ Water Manhole                 | ⊕ Sanitary Clean Out   |
| ⊕ Gas Meter            | ⊕ Water Meter                   |                        |
| ⊕ Parking Stall Count  | ⊕ Schedule B Exception          |                        |



### RECORD & SURVEYED DESCRIPTION

RECORD DESCRIPTION:  
LOT 3, NIN TECH WEST I, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

SURVEYED DESCRIPTION:  
Beginning at a point on the west line of the Southeast Quarter of Section 7, Township 1 South, Range 1 West Salt Lake Base and Meridian, said point being North 00°12'49" West 76.20 feet from the south Quarter Corner of the said Section 7, the basis of bearing being North 89°58'00" West between said South Quarter corner and the Southwest Corner of said Section 7, and thence parallel to the south line of said Section 7 South 89°57'57" East 640.08 feet; thence South 1,305.38 feet to a point of tangency of 854.00 foot radius curve to the left; thence southeasterly 728.33 feet along said curve through a central angle of 48°51'52" and a long chord of South 24°25'56" East 706.46 feet to the northerly line of the Utah Power and Light property described in the certain Warranty Deed recorded December 30, 1964 as Entry No. 2051505 in Book 2276 at Page 495 of the Salt Lake County records; thence along said northerly line North 64°26'02" West 1,155.85 feet; thence North 00°02'00" East 1,425.21 feet to a point of tangency of a 25.00 foot radius curve to the right; thence Northeasterly 39.27 feet along said curve through a central angle of 90°00'03" and a long chord of North 45°02'02" East 35.36 feet; thence South 89°57'57" East 84.56 feet to the point of beginning.

The lands surveyed, shown and described herein are the same lands as described in the Chicago Title Insurance Company title commitment No. NBU 20801158 / Local No. F-00073972 with an effective date of April 23, 2008 at 8:00 am

**NARRATIVE:**  
The survey was requested by Bock and Clark Corporation as a requirement of the lender. The basis of bearings for the survey is off of the Southeast corner of Section 7 to the South Quarter of same section, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

At the time of survey, there was no evidence of New Construction, Road widening, Building Additions, Earth Work. Also there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.

At the time of survey, many trailers were parked on lot. As a result, surface features may be missing from survey if they were under a trailer at the time of survey.

BASIS OF BEARING - N 00°12'06" W E 2645.26' (RECORD) 2645.47' (MEASURED - MONUMENT TO MONUMENT)  
(FOUND MONUMENT) SALT LAKE BRASS CAP MONUMENT - CENTER OF SEC. 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**S2010-05-0237**

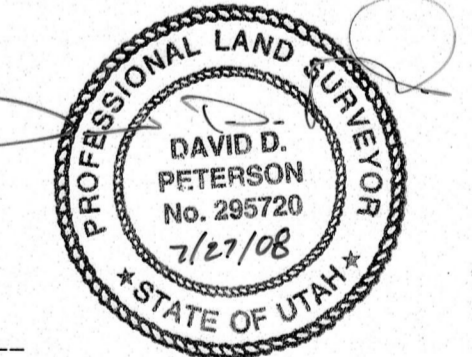
**Reid J. Demman, P.L.S.**  
SALT LAKE COUNTY SURVEYOR

### ALTA/ACSM LAND TITLE SURVEY

YRC Project  
Network Project No. 200800440-157  
4375 West 1385 South, Salt Lake City, UT

#### Surveyor's Certification

The undersigned hereby certifies to YRC Worldwide Inc., a Delaware corporation, USF Redwood Inc., an Oregon corporation, Chicago Title Insurance Company and JP Morgan Chase Bank, National Association, as Administrative Agent, and their successors and assigns, and Bock & Clark Corporation that he is a duly registered land surveyor in the State of Utah, that the survey reflected by this plat was actually made upon the ground on May 28, 2008, that this survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 2, 3, 4, 6, 7(c), 8, 9, 10 and 18 (appearing from a careful physical inspection of the Premises, as hereinafter defined) of Table A thereof. The undersigned further certifies that said survey correctly shows the location of all buildings, structures and other improvements, if any, situated on the 28.91 acre tract known as 4375 West 1385 South (the "Premises") shown thereon; that, except as shown, there are no visible or recorded easements or rights of way across said Premises; that there are no other easements or rights of way of which the undersigned has been advised; that there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, except as shown, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises; that the Premises do not lie within any flood hazard areas; and that the Premises has access to a dedicated public street or street known as 1385 South Street



David D. Peterson  
Registration No. 295720  
in the State of Utah  
Date of Survey: 5/29/2008  
Date of Last Revision: 07/27/2008

Bock & Clark NSN Project No. 200800440-157

Survey Performed by:  
Peterson Engineering  
7107 South 400 West, Suite 1  
Midvale, UT 84047  
Phone: 801-255-3503  
Fax: 801-255-4502

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**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland - Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys; Fax: (330) 666-3608 www.1800surveys.com

