

S:\2016files\16301\Survey\Prod.Dwg\16301 Post-Const\ALTA.dwg Ken Feb 25, 2019 - 1:17pm

SURVEYOR'S CERTIFICATE

TO: LIBERTY PLACE ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 63.16% INTEREST AND DAVID P. JENTZSCH, AN INDIVIDUAL, AS TO AN 18.42% UNDIVIDED INTEREST AND NANGA PARBAT 2, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN 18.42% UNDIVIDED INTEREST, OLD REPUBLIC TITLE, COTTONWOOD TITLE AND FIRST AMERICAN TITLE INSURANCE COMPANY.



DESCRIPTION PER TITLE REPORT

LOTS 15 THROUGH 32, INCLUSIVE, BLOCK 2, FOREST DALE, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH; SAID LOTS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WILMINGTON AVENUE 22.15 FEET AND SOUTH 89°58'51" EAST ALONG THE MONUMENT LINE OF SAID WILMINGTON AVENUE 22.15 FEET AND SOUTH 00°10'09" WEST 31.20 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID WILMINGTON AVENUE AND 600 EAST STREET AND RUNNING THENCE SOUTH 89°58'51" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND SAID SOUTHERLY RIGHT OF WAY LINE 338.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 00°13'28" WEST ALONG THE EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 185.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE SOUTHERLY LINE OF SAID BLOCK 2, AS ESTABLISHED PER SURVEY PREPARED BY ENSON ENGINEERING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2006-12-1046; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF A 2,440.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°58'38" A DISTANCE OF 41.59 FEET, CHORD BEARS SOUTH 78°29'46" WEST 41.59 FEET, 2) SOUTH 78°00'28" WEST 304.24 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID 600 EAST STREET; THENCE NORTH 00°13'28" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 2 AND SAID EASTERLY RIGHT OF WAY LINE 257.76 FEET TO THE POINT OF BEGINNING.

TITLE INFORMATION

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

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°13'28" WEST ALONG THE MONUMENT LINE OF 600 EAST STREET, BETWEEN THE FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF WILMINGTON AVENUE AND SIMPSON AVENUE AS SHOWN ON THIS SURVEY.

SCHEDULE B-2 EXCEPTIONS

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. 105407-CAU PREPARED BY COTTONWOOD TITLE EFFECTIVE DATE: JANUARY 15, 2019; AT 7:30 AM.

TABLE "A" ITEMS

- 1- PROPERTY CORNERS WERE FOUND, OR SET ACCORDING TO GENERAL NOTE 2
2- THE ADDRESS OF THE SUBJECT PARCEL IS: 640 EAST WILMINGTON AVENUE, AS DISCLOSED IN THE COMMITMENT FOR TITLE INSURANCE.
3- THE GROSS LAND AREA IS: 74,915 SQ. FT., OR 1.72 ACRES
4- EXTERIOR DIMENSIONS OF BUILDINGS, SHOWN HEREON.
5- SQUARE FOOTAGE OF BUILDINGS SHOWN HEREON.
6- SUBSTANTIAL IMPROVEMENTS OBSERVED AS SHOWN HEREON.
7- THERE ARE 7 REGULAR PARKING STALLS AND 2 HANDICAP STALLS, TOTALING 9 STALLS IN ALL.
8- UTILITY INFORMATION SHOWN HEREON PER GENERAL NOTE 6
9- NAMES OF ADJOINING OWNERS, SHOWN HEREON.
10- AT THE TIME OF THIS SURVEY SITE IMPROVEMENTS HAVE BEEN RECENTLY CONSTRUCTED IN RECENT MONTHS.

GENERAL NOTES

- 1. MANEL 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.
2. CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITY TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETRIES OR BURIAL GROUNDS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, COMBINED WITH DESIGN DRAWINGS ASSEMBLED FOR THE CONSTRUCTION OF THE SITE. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
7. OTHER THAN AS SHOWN HEREON, THERE ARE NO GAPS, OVERLAPS WITH ADJOINING PARCEL OR STREET.

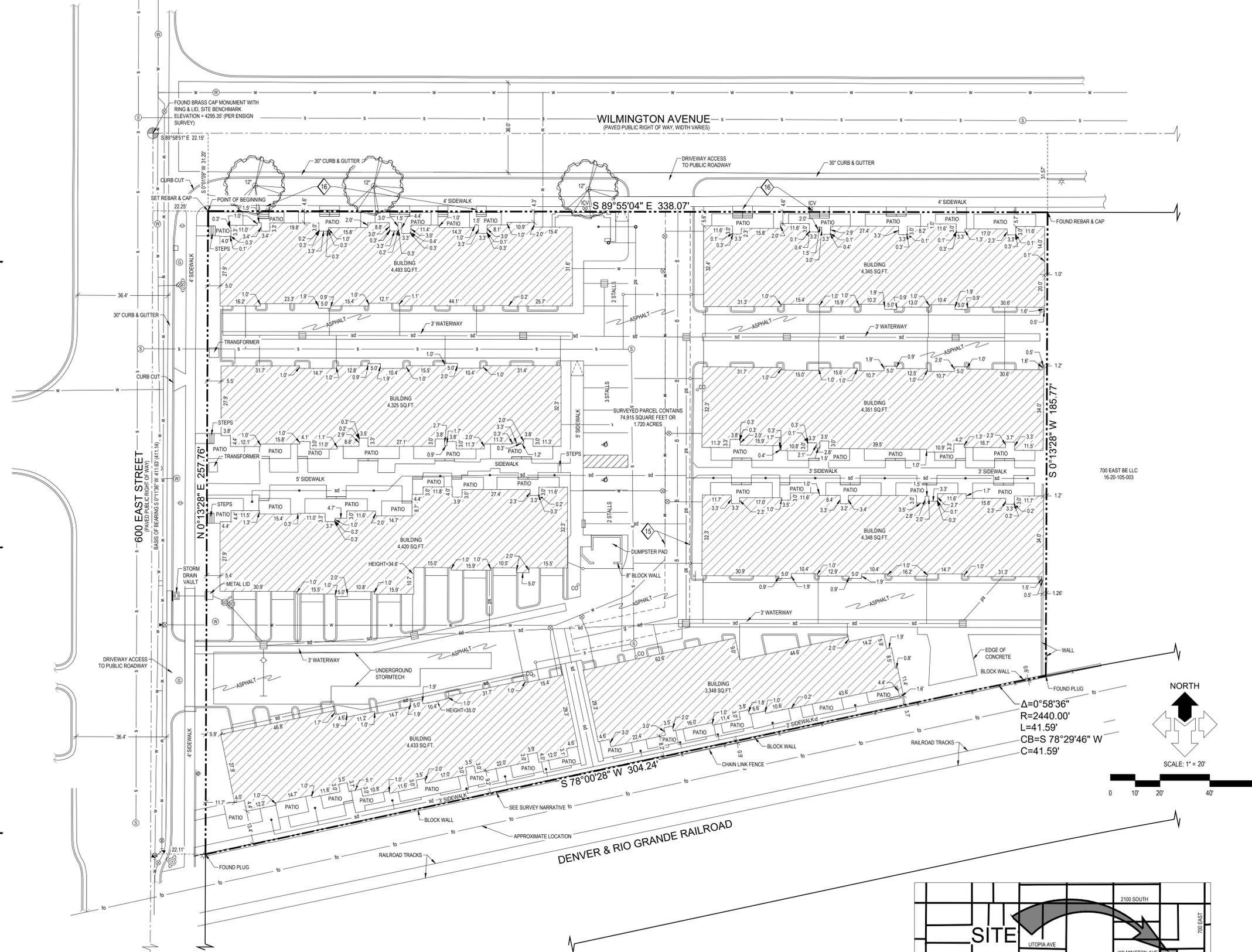
SIGNIFICANT OBSERVATIONS

- 1- NONE OBSERVED

McNEIL ENGINEERING logo and contact information: Economic and Sustainable Designs, Professionals You Know and Trust. Civil Engineering, Consulting & Landscape Architecture, Structural Engineering, Land Surveying & HDS.

LIBERTY PLACE
640 EAST WILMINGTON AVENUE
SALT LAKE CITY, UTAH
LOCATED IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. & M.

Project information: PROJECT NO: 16301, CAD FILE: 16301 POST CONST. ALTA, DRAWN BY: KSL, CALC BY: DKW, FIELD CREW: FIELD CREW, CHECKED BY: DKW, DATE: 02/08/19, ALTA/NSPS LAND TITLE SURVEY, 1 OF 1



LEGEND table with symbols for property lines, utility lines, and structures.

