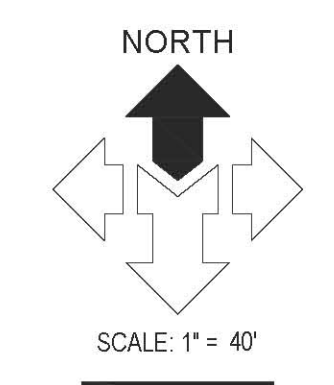


NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND SALT LAKE COUNTY BRASS CAP MONUMENT (RING & LID)

BASIS OF BEARING S 89°59'40" W 2640.48' (RECORD PER SALT LAKE COUNTY AREA REFERENCE PLAT) 2640.19' (MEASURED)
 S 89°59'40" W 1108.587' (RECORD AND MEASURED)
 S 89°59'40" W 877.78' (RECORD AND MEASURED)

NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND SALT LAKE COUNTY BRASS CAP MONUMENT (RING & LID)



SURVEYOR'S CERTIFICATE

TO: ING INVESTMENT MANAGEMENT LLC, RELIANT LIFE INSURANCE COMPANY, A MINNESOTA CORPORATION, ITS PARTICIPANTS, SUCCESSORS, AND ASSIGNS, FOUNDERS TITLE COMPANY, COMMONWEALTH LAND 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, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN 2005.

DATE OF PLAT OR MAP: JULY 19, 2013



DAVID B. DRAFER
 LICENSE NO. 6861599

NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S 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. F-00985111 PREPARED BY FOUNDERS TITLE COMPANY, EFFECTIVE DATE: JUNE 24, 2013, AT 8:00 AM.
- THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT:
 - THE RECITAL IN THAT CERTAIN WARRANTY DEED FROM ROY B. PRICE, ET AL. TO THE STATE ROAD COMMISSION OF UTAH, RECORDED NOVEMBER 17, 1951 AS ENTRY NO. 1265775 IN BOOK 893 AT PAGE 538 OF OFFICIAL RECORDS, WHEREIN PRICE CONVEYED STATE ROAD U-48 (NEW BINGHAM HIGHWAY) AND ALSO AS FOLLOWS:
 - THE GRANTORS ALSO HEREBY GRANT TO THE GRANTEE PERMISSION TO LOCATE AND CONSTRUCT WITHIN THE GRANTORS LAND AND OUTSIDE THE LIMITS OF THE HIGHWAY RIGHT OF WAY, ALL IRRIGATION AND/OR WASTE DITCHES MADE NECESSARY BY THE CONSTRUCTION OF SAID PROJECT, AFTER THE ABOVE DESCRIBED DITCHES ARE CONSTRUCTED, THE GRANTEE IS THEREAFTER RELIEVED OF ALL RESPONSIBILITY FOR THE MAINTENANCE OF SAID DITCHES. (AFFECTS THE SOUTHERLY LINE OF SAID PROPERTY)
 - ACCESS FROM NEW BINGHAM HIGHWAY (SR-48) IS LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH. (SHOWN HEREON)
 - THE TERMS AND CONDITIONS OF THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED AUGUST 18, 1993 BY AND BETWEEN THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY AND SOUTHERN PACIFIC TRANSPORTATION COMPANY, AS DISCLOSED BY THAT CERTAIN DEED RECORDED DECEMBER 27, 1993 AS ENTRY NO. 5693898, IN BOOK 6835 AT PAGE 937 OF OFFICIAL RECORDS, (AFFECTS THIS AND OTHER PROPERTY)
 - FREIGHT EASEMENT DEED AND AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN RECORDED: JULY 31, 2007
 ENTRY NO.: 1017925 & 1017926
 BOOK/PAGE: 9497 / 7577 & 7583
 (SHOWN HEREON)
 - PRESCRIPTIVE EASEMENT IN FAVOR OF TOWNE STORAGE WEST JORDAN, L.C. A UTAH LIMITED LIABILITY COMPANY, AS CONVEYED BY CASTLEWOOD DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MARCH 5, 2003 AS ENTRY NO. 8554049, IN BOOK 8750 AT PAGE 2707 OF OFFICIAL RECORDS. (AFFECTS THIS AND OTHER PROPERTY). (WELBY CANAL RIGHT OF WAY SHOWN VIA EXCEPTION 12)
 - EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN RECORDED: MAY 1, 2004
 ENTRY NO.: 9557106
 BOOK/PAGE: 8885 / 856
 (SHOWN HEREON)
- M/NEIL ENGINEERING OR M/NEIL 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 BEARING FOR THIS SURVEY IS SOUTH 89°59'40" WEST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHWEST CORNER. 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 ONLY. 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.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT OF WAYS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- M/NEIL ENGINEERING HAS NOT BEEN NOTIFIED OF ANY WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED ON THE SUBJECT PARCEL.
- MINIMUM AMOUNT OF PROFESSIONAL LIABILITY INSURANCE HELD BY M/NEIL ENGINEERING IS \$2,000,000. CERTIFICATE TO BE FURNISHED UPON REQUEST.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "M-1" (LIGHT MANUFACTURING) WITHIN THE "AH" AIRPORT OVERLAY DISTRICT. THE FOLLOWING ARE GENERAL PROVISIONS LISTED IN THE ZONING REPORT PREPARED BY ZONING-INFO, INC. DATED JULY 24, 2013. THE FOLLOWING ARE GENERAL PROVISIONS LISTED IN SAID ZONING REPORT: MINIMUM LOT SIZE: 0.5 ACRES; MAXIMUM DENSITY: 2,000 SQ. FT. MINIMUM FLOOR AREA COVERAGE: MAXIMUM HEIGHT: 150.00' (AH); SETBACKS= FRONT: 10.00'; SIDE: NONE REQUIRED; REAR: NONE REQUIRED.

RECORD DESCRIPTION PER TITLE REPORT

PARCEL NO. 1:
 A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY AND THE NORTHWESTERLY RIGHT OF WAY OF THE NEW BINGHAM HIGHWAY (A 135-FOOT WIDE STATE ROAD) WHICH POINT IS SOUTH 89°59'40" WEST 1108.587' AND SOUTH 1482.87' FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT IS 50.0 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF THE EXISTING MAINLINE TRACK OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY; THENCE NORTH 10°47'00" WEST 437.00 FEET; THENCE NORTH 79°13'00" EAST 322.00 FEET; THENCE SOUTH 10°47'00" EAST 213 FEET; THENCE NORTH 79°13'00" EAST 70.00 FEET; THENCE SOUTH 10°47'00" EAST 93.50 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID NEW BINGHAM HIGHWAY; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF THE NEW BINGHAM HIGHWAY SOUTH 58°12'50" WEST 419.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN A 3 ROAD WIDE STRIP OF LAND OF THE PROVO RESERVOIR COMPANY.

PARCEL 2:
 BEGINNING AT THE NORTHEAST CORNER OF PARCEL A OF THE PROPOSED BLUFFPOINT SUBDIVISION, WEST JORDAN CITY, SALT LAKE COUNTY, UTAH WHICH POINT IS SOUTH 89°59'40" WEST 1108.587' AND SOUTH 1482.87' FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 79°13'00" WEST 160.00 FEET; THENCE NORTH 10°47'00" WEST 40.00 FEET; THENCE NORTH 10°47'00" EAST 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 (NOT A PART OF THIS SURVEY)

PARCEL 3A:
 (NOT A PART OF THIS SURVEY)

PARCEL 4:
 (NOT A PART OF THIS SURVEY)

PARCEL 5:
 (NOT A PART OF THIS SURVEY)

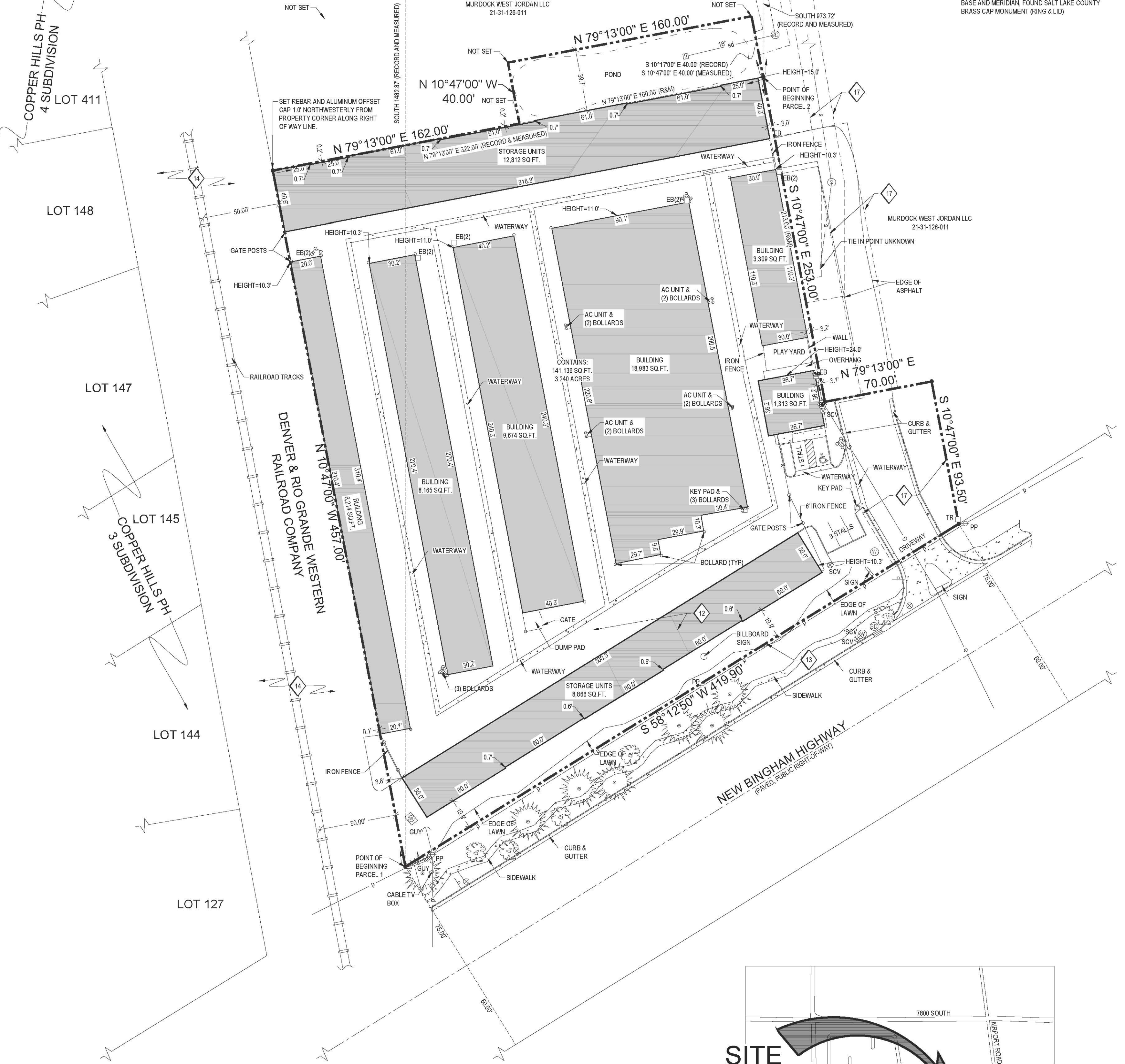
PARCEL 6:
 (NOT A PART OF THIS SURVEY)

PARCEL 6A:
 (NOT A PART OF THIS SURVEY)

PARCEL 6B:
 (NOT A PART OF THIS SURVEY)

PARCEL 6C:
 (NOT A PART OF THIS SURVEY)

PARCEL 7:
 (NOT A PART OF THIS SURVEY)



LEGEND

--- ADJOINING PROPERTY LINE	CONCRETE	FIRE HYDRANT	STORM DRAIN MANHOLE
- - - LOT LINE	BUILDING	WATER MANHOLE	SCV SPRINKLER CONTROL VALVE
--- PROPERTY LINE	BUILDING OVERHANG	WATER VALVE	TR TELEPHONE RISER
--- MONUMENT LINE	CONFEROUS TREE	ELECTRIC BOX	MB MAIL BOX
--- EASEMENT LINE	DECIDUOUS TREE	ELECTRIC METER	SIGN
- - - EXISTING FENCE	PROPERTY CORNER	GUY WIRE	PROPERTY CORNER SET "M/NEIL ENGR"
- - - SANITARY SEWER LINE		POWER POLE	
- - - STORM DRAIN LINE		SANITARY SEWER MANHOLE	
- - - GAS LINE		STORM DRAIN CATCH BASIN	

PANEL PREFIX	DATE	ZONE	DESCRIPTION
0430G	4803SC	9-25-09	X OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

PARKING	
ADA	1
REGULAR	4
TOTAL	5

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 Structural Engineering • Land Surveying & HDS

TOWNE STORAGE, WEST JORDAN
4502 WEST NEW BINGHAM HIGHWAY
WEST JORDAN, UTAH 84088
 NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, 15B&M

REVISIONS

REV	DATE	DESCRIPTION
1	7-28-13	ATTORNEY COMMENTS
2	8-11-13	DELETE EXCEPTION 12

PROJECT NO:	13400
CAD FILE:	13400ALT-1&2
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	MP
CHECKED BY:	DBD
DATE:	07/19/13

ALTA/ACSM LAND TITLE SURVEY

S2013-09-0349
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR