



SURVEYOR'S CERTIFICATE:

To Kennecoff Utah Copper, LLC, Property Reserve, Inc, a non-profit corporation of the State of Utah, Deseret Title Holding Corporation, a Utah corporation, First American Title Insurance Company National Commercial Services and First American 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. The field work was completed on May 13, 2011.

BOUNDARY DESCRIPTION

PARCEL 3:
BEGINNING Southeast Corner Section 33, Township 1 North, Range 2 West, Salt Lake Meridian; SOUTH 89°57'14" West 456.23 feet; North 0°1'18" West 50 feet; North 9°27'18" EAST 16 feet; North 89°57'30" EAST 453.62 feet; SOUTH 65.75 feet to BEGINNING.

PARCEL 4:
All of Section 34, Township 1 North, Range 2 West, Salt Lake Meridian South of north right of way line I-80 (North Temple St).

LESS AND EXCEPT Tracts deeded to UDOT, Maplewood Addition, Valley Oil Transportation Inc, State road and railroad properties.

Date: JANUARY 11, 2012

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



NARRATIVE:

The purpose of this survey is to retrace the properties described as Parcels 3 and 4 hereon in order to perform an ALTA/ACSM Land Title Survey of said property to facilitate a pending transaction. The Salt Lake County monuments found marking the Corners of Sections 33 and 34, Township 1 North, Range 2 West, Salt Lake Base and Meridian and the Utah Department of Transportation RIGHT-OF-WAY monuments and plans for Project No. I-80-3(12)105 are used to control the location of the subject property.

The current vesting description of Parcel 3 reads "The East 80 rods of Section 33, Township 1 North, Range 2 West, Salt Lake Base and Meridian. Excepting therefrom the North 6 rods thereof and any portion lying South of the North right-of-way line of Interstate 80 (North Temple Street) and any portion within roads." The current vesting description of Parcel 4 reads "All of Section 34, Township 1 North, Range 2 West, Salt Lake Meridian South of north right of way line I-80 (North Temple St). LESS AND EXCEPT Tracts deeded to UDOT, Maplewood Addition, Valley Oil Transportation Inc, State road and railroad properties." Parcels 3, 4B and 4C all lie within a 132 foot wide Salt Lake County right-of-way as shown on the "Map of the Territorial Road, in accordance with the order of County Court, dated September 28, 1891." This map was approved on November 16, 1891 and is on file in the office of the Salt Lake City Engineering Department. This right-of-way is also shown on the Utah Department of Transportation plans cited above. Additionally, the Salt Lake Garfield and Western Railroad claims a 216 foot wide right-of-way lying 150 feet northerly of the south line of Sections 33 and 34 and 66 south of said section line. It is believed that said Parcels 3, 4B and 4C do not actually exist as shown in the Salt Lake County Recorder's records. They are shown hereon as a referenced in the title commitment provided for this survey.

There are no buildings existing on the surveyed property.

Record dimensions are shown in brackets [].

BASIS OF BEARING:

The basis of bearing for this survey is North 89°57'51" East between the Southwest and South Quarter Corners of said Section 34.

SCHEDULE B - EXCEPTIONS:

First American Title Insurance Company National Commercial Services Order No. NCS-489034-1-SLC1, Amendment No. 1 dated June 17, 2011.

Exception No. 20: The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded August 17, 2000 as Entry No. 7700091 in Book 8381 at Page 6285 of official records. Survey findings: The effects cited in this exception are not survey related.

Exception No. 21: An easement over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to American Telephone and Telegraph Company of Wyoming by instrument recorded March 27, 1930 as Entry No. 651176 in Book 57 of Liens and Leases at Page 479-480 of official records. Survey findings: The easement cited in this exception lies north of Interstate 80 and does not affect the subject property.

Exception No. 22: An easement over, across or through the land for right of way and incidental purposes, as granted to Salt Lake County by instrument recorded June 25, 1940 as Entry No. 883411 in Book 252 at Page 109 of official records. Survey findings: The easement cited in this exception lies north of Interstate 80 and does not affect the subject property.

Exception No. 23: An easement over, across or through the land for communication systems and incidental purposes, as granted to Salt Lake County by instrument recorded September 09, 1942 as Entry No. 936708 in Book 321 at Page 618 of official records. Survey findings: The easement cited in this exception lies north of Interstate 80 and does not affect the subject property.

Exception No. 24: An easement over, across or through the land for communication systems and incidental purposes, as granted to American Telephone and Telegraph Company of Wyoming by instrument recorded September 09, 1942 as Entry No. 936709 in Book 321 at Page 609 of official records. Survey findings: The easement cited in this exception lies north of Interstate 80 and does not affect the subject property.

Exception No. 25: An easement over, across or through the land for communication systems and incidental purposes, as granted to American Telephone and Telegraph Company of Wyoming by instrument recorded September 09, 1942 as Entry No. 936714 in Book 321 at Page 615 of official records. Survey findings: The easement cited in this exception lies north of Interstate 80 and does not affect the subject property.

Exception No. 26: An easement over, across or through the land for telephone communication lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded June 08, 1979 as Entry No. 3291232 in Book 4877 at Page 255 of official records. Survey findings: The easement cited in this exception does not affect the subject property.

Exception No. 27: An easement over, across or through the land for electric transmission and distribution circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation by instrument recorded October 25, 1979 as Entry No. 3355467 in Book 4972 at Page 105 of official records. Survey findings: A guy anchor exists in the westerly portion of Parcel 4A and is shown hereon.

Exception No. 28: An easement over, across or through the land for electric transmission and distribution circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation by instrument recorded October 25, 1979 as Entry No. 3355468 in Book 4972 at Page 106 of official records. Survey findings: An overhead power line exists along the south line of Parcel 4A and is shown hereon.

Exception No. 29: Salt Lake City Ordinance No. 6 of 1983 (Northwest Quadrant Annexation #1 and Zoning) recorded August 26, 1983 as Entry No. 3836216 in Book 5486 at Page 277 of official records. Survey findings: The Ordinance cited in this exception does not affect either Parcel 3 or 4.

Exception No. 30: The terms, provisions and easement(s) contained in the document entitled "Recording Assignment" recorded September 01, 1987 as Entry No. 4516230 in Book 5957 at Page 1037 of official records. Survey findings: The terms and provisions cited in this exception are not survey related.

Exception No. 31: Agreement dated May 22, 1986, by and between the State of Utah, acting through the Board of Water Resources and The Brighton and North Point Irrigation Company, a corporation regarding construction of a water conservation project recorded September 26, 1988 as Entry No. 4680087 in Book 6067 at Page 396 of official records. Survey findings: The Agreement cited in this exception is blanket in nature encompassing all of Sections 33 and 34 of which Parcels 3 and 4 are a part.

Exception No. 32: Easement to use Distribution Systems, dated May 22, 1986, with The Brighton and North Point Irrigation Company, a corporation, as Grantor in favor of The State of Utah, acting through the Board of Water Resources, Grantee, as easement to use the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Draper Irrigation Company a portion of the subject property. Said Easement recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404 of official records. Survey findings: The easement cited in this exception is blanket in nature encompassing all of Sections 33 and 34 of which Parcels 3 and 4 are a part.

Exception No. 33: Notice of Termination of Option recorded October 14, 1992 as Entry No. 5351012 in Book 6535 at Page 2500 of official records. Survey findings: The document cited in this exception does not affect the subject property.

Exception No. 34: The terms, provisions and easement(s) contained in the document entitled "Right-of-Way and Easement Agreement" recorded July 17, 1996 as Entry No. 6407862 in Book 7445 at Page 850 of official records. Survey findings: The document cited in this exception does not affect the subject property.

Exception No. 35: The effects of a Statutory Quitclaim Deed, with Kennecoff Utah Copper Corporation as Grantor, and Salt Lake Garfield and Western Railway Company, as Grantee, recorded April 01, 1998 as Entry No. 6911018 in Book 7929 at Page 2066 of official records. Survey findings: Kennecoff Utah Copper Corporation quit claimed all of their interest in a 100 foot wide corridor lying 50.00 feet on each side of the south line of Section 34 and 458± feet along the south line of Section 33 as shown hereon.

Exception No. 36: The terms, provisions and easement(s) contained in the document entitled "Permanent Pipeline and Temporary Construction Easement Agreement" recorded September 16, 2009 as Entry No. 10798528 in Book 9763 at Page 4175 of official records. Survey findings: A 50 foot wide easement exists in the northerly portion of Parcels 3, 4A and 4C and is shown hereon.

Exception No. 37: Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. Survey findings: The northerly line of Parcel 4A is a no-access line as determined by the Utah Department of Transportation.

LEGEND

	Section Corner Monument (As Noted)		Edge of Existing Improvements (As Noted)
	Property Boundary Line		Existing Wire Fence
	Right-of-Way Line		Existing Railroad Tracks
	Section Line		Existing Overhead Electric Line
	Easement Line		Existing Fiber Optic Line
	Set Rebar W/ Cap Stamped "Dominion Engineering"		Existing Utility Pole
	Found Property Monument (As Noted)		Existing Electric Box, Guy Anchor
			Existing Well

S2012-03-0079 AMENDED by S2012-12-0477

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

DRAWN	MNG 7/11	CHECKED	JDP 7/11
DESIGNED	DATE	PROJECT ENGINEER	DATE
APPROVED	DATE	PROJECT MANAGER	DATE

KENNECOTT LAND
SALT LAKE CITY, UTAH

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

**IN THE SE 1/4 OF SECTION 33 & THE
S 1/2 OF SECTION 34, T1N, R2W, SLB&M**

ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	1840-01		
SHEET NO.	1 of 1		
FILE NAME:	Rio Tinto		
SCALE:	1"=200'		
NO.	REVISIONS	BY	DATE

P:\RIO TINTO - 7200 W ALTA 1840\SURVEY\dwg\Rio Tinto ALTA-2.dwg