

TITLE REPORT EXCEPTIONS

Security Title Insurance Agency of Utah, Inc.
 Policy No.: 81306-216532780
 Order Number: 109012
 Effective Date: February 19, 2019

SCHEDULE B - Part One:

1.-17. {Not a survey matter}

18) Easement, and the terms and conditions thereof, in favor of Mountain Fuel Supply Company, for the purpose of 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 October 26, 1949, as Entry No. 1175668, in Book 716, at Page 30.

Quit Claim Deed, between Questar Gas Company, as Grantor to Allan Goldberg, et al, as Grantee, recorded January 23, 2015 as Entry No. 11981317, in Book 10290 at Page 8590. {Affects Subject Property as Shown Here On}

19) Easement, and the terms and conditions thereof, in favor of Salt Lake Design Center, L.L.C., a Utah Limited Liability Company, as Grantor to Questar Gas Company, as Grantee, for the purpose of 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 August 4, 2017, as Entry No. 12590572, in Book 10585, at Page 4553. {Affects Subject Property as Shown Here On}

20. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property. {Affects Subject Property - Blanket In Nature}

21-22. {Not a Matter of Survey}

REFERENCE DOCUMENTS

ALTA/ACSM Land Title Survey Broadway Park by Clinton S. Peatross with Bush & Gudgeon Inc. Job Number 47403 with a stamp date of February 28, 2006.

One line Survey by Robert Byron Jones with Bush & Gudgeon Inc. Job Number 46343 with a stamp date of April 4, 2002

Official Survey of Plat "A" Salt Lake City Survey Plat 9 of Blocks 60, 61, 62, 63, 64, 65, 66, 69, 80, 81

FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 49035C0144H EFFECTIVE DATE: AUGUST 2, 2012

LOCATION

PART OF THE NORTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN SALT LAKE CITY, UTAH

ZONING

D-3 WAREHOUSE / RESIDENTIAL DIST.

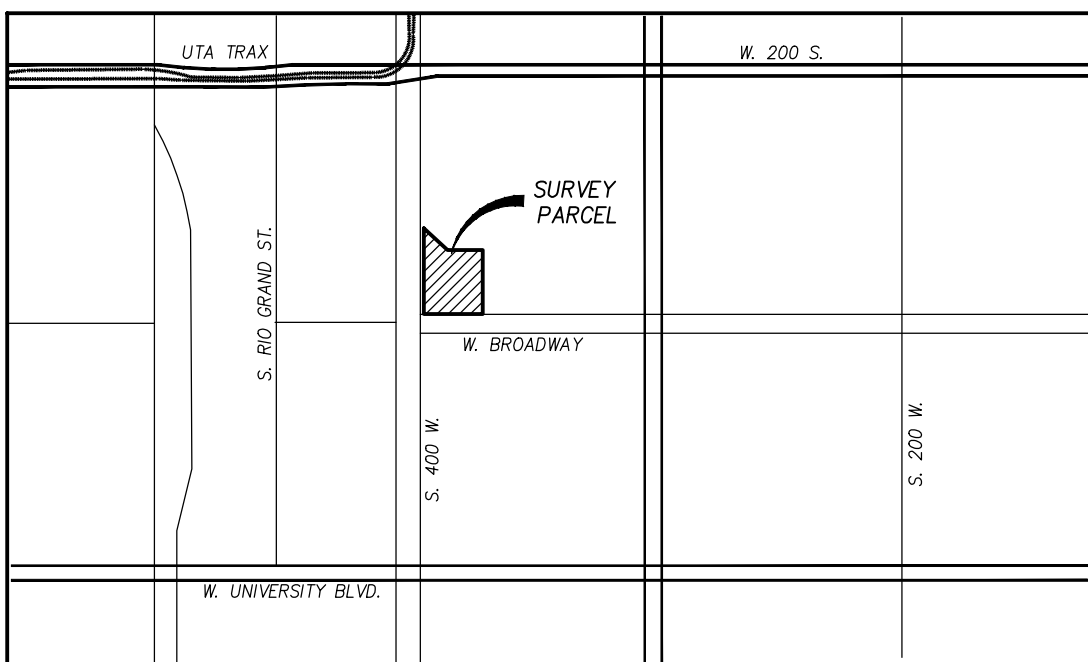
BENCHMARK

MONUMENT FOUND AT THE INTERSECTION OF 300 WEST SOUTH AND 200 SOUTH ELEVATION=4261.17' (FOUND STREET MONUMENT)

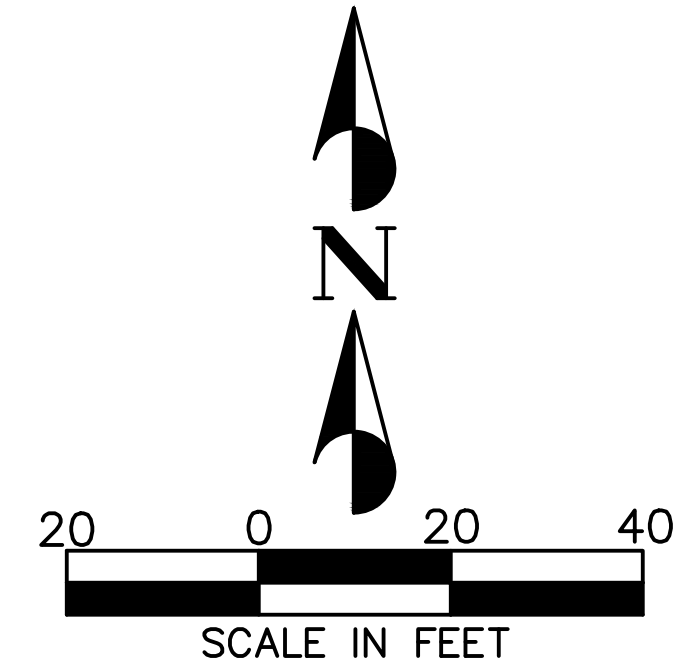
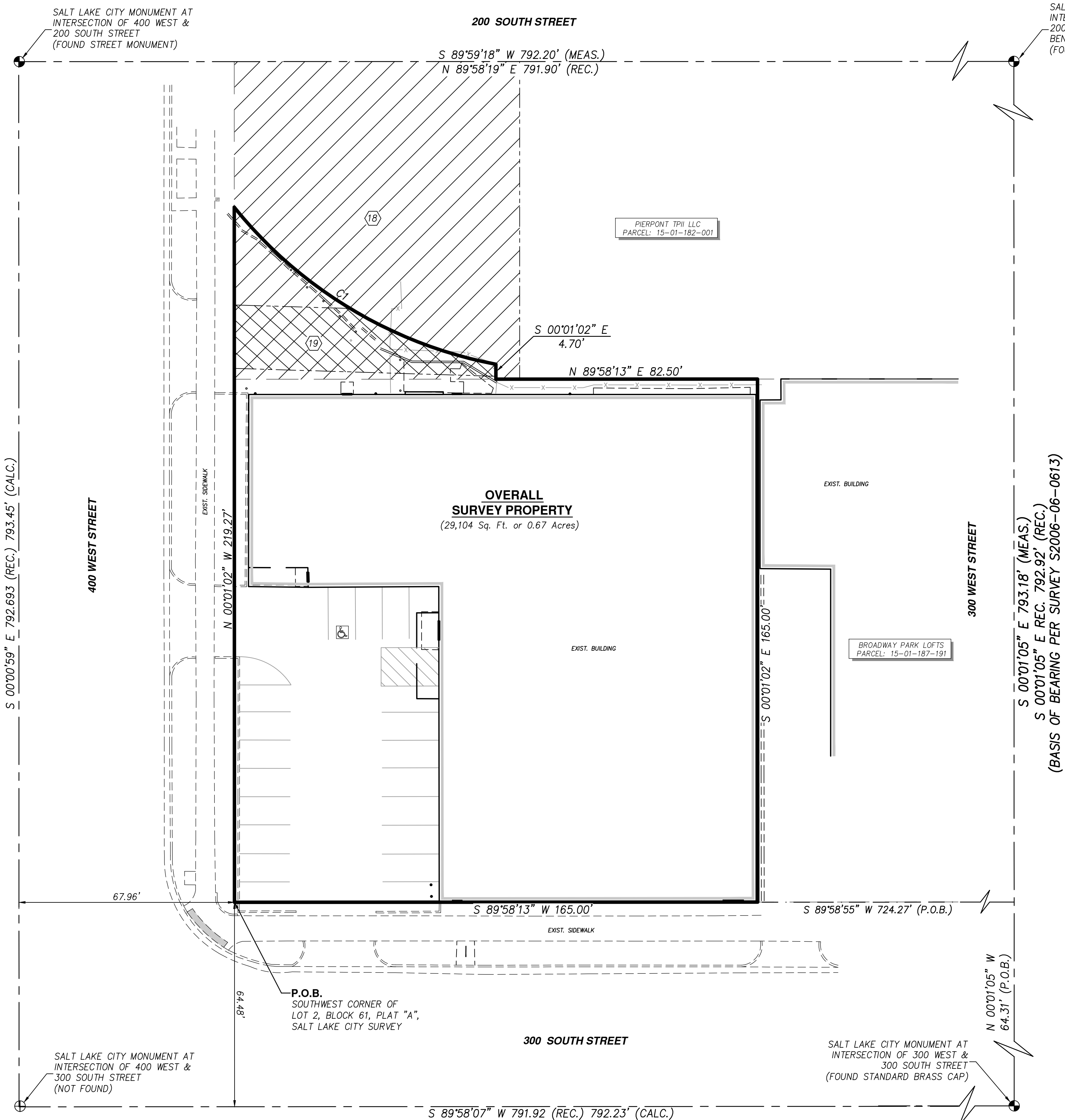
PARKING SUMMARY

STANDARD PARKING = 18 STALLS
 ACCESSIBLE PARKING = 1 STALLS
 TOTAL PARKING = 19 STALLS

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	98.27'	139.41'	40°22'59"	S59°01'37"E	96.24'



VICINITY MAP



LEGEND

- - - - - SUBJECT PROPERTY LINE
- MONUMENT LINE
- - - RECORD PARCELS
- - - - - EASEMENTS/TITLE EXCEPTIONS
- Ⓝ TITLE EXCEPTION NUMBER
- ▭ EXISTING BUILDING
- ==== EXISTING CURB & GUTTER

RECORD DESCRIPTION
 Commencing at the Southwest corner of Lot 2, Block 61, Plat "A", Salt Lake City Survey, thence East 10 rods, North 10 rods, West 5 rods, North 4.7 feet, Northwesterly 98.27 feet parallel with and 8.5 distant from center of spur tract, thence South 219.27 feet to the beginning. (Tax Parcel No. 15-01-182-002)

SURVEY DESCRIPTION
 Beginning at the Southwest corner of Lot 2, Block 61, Plat "A", Salt Lake City Survey, said point being North 00°01'05" West, along the monument line, 64.31 feet and South 89°58'55" West, 724.27 feet from a found Salt Lake City Survey Monument located at the intersection of 300 West Street and 300 South Street; and running thence North 00°01'02" West, along the east right of way line of 400 West Street, 219.27 feet to a point on a curve to the left having a Radius of 139.41 feet; thence along said curve to the left a distance of 98.27 feet; having a central angle of 40°22'59" feet (chord bearing South 59°01'37" East, 96.24'); (Southeasterly 98.27 feet parallel with and 8.5 distant from center of spur tract by record); thence South 00°01'02" East, 4.70 feet; thence North 89°58'13" East, 82.50 feet; thence South 00°01'02" East, 165.00 feet to a point on the north right of way line of 300 South Street; thence South 89°58'13" West, along said north right of way line of 300 South Street, 165.00 feet to the point of beginning.

Contains: 29,104 Sq. Ft. (or 0.67 Acres)

NARRATIVE
 The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide CW THE OLIVE, LLC, a Utah Limited Liability Company, Security Title Insurance Agency of Utah, Inc., and Commonwealth Land Title Insurance Company, a ALTA/NSPS survey for their use in evaluating the financing of Survey Parcel.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

The Basis of Bearing for this survey was established using the two found monuments as shown hereon and ALTA/ACSM Land Title Survey Broadway Park by Clinton S. Peatross with Bush & Gudgeon Inc. Job Number 47403 with a stamp date of February 28, 2006, to obtain the record monument line rotation bearing as shown hereon.

SURVEYORS CERTIFICATE
 To: CW THE OLIVE, LLC, a Utah Limited Liability Company, Security Title Insurance Agency of Utah, Inc., and 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on May 3, 2018.

Robert Law
 PLS# 9679988
 rob@pepg.net

1-27-2020
 Date

NO.	DESCRIPTION	DATE	APP'D.

DATE: 5/10/2018
 SURVEY BY: PEPG CREW
 DRAWN BY: MW/BOB
 DESIGNED BY: RL
 CHECKED BY: RL
 SCALE: 1"=20'

PEPG CONSULTING LLC
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
 GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

CW THE OLIVE, LLC
ALTA/NSPS SURVEY
 378 WEST 300 SOUTH
 SALT LAKE CITY, UTAH 84101
 DWG/ALTA.01
 JANUARY 27, 2020
 PROJECT NUMBER: 1257.1818
 LAST REVISED

SALT LAKE CITY

