

**GENERAL NOTES**

- ADDRESS AS OBSERVED: 750 SOUTH 4400 WEST, SALT LAKE CITY, UT 84104
- AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING. A CALL TO PUBLIC SERVICES, ENGINEERING ASSISTANT, VERIFIED THE ABOVE STATEMENT.
  - AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
  - AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
  - AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY
  - SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 700 S AND 4400 W, WHICH ARE PUBLIC RIGHT OF WAYS.
  - SUBJECT PROPERTY SHOWN CREATES A GEOMETRICALLY CLOSED FIGURE WITHOUT ANY GORES, GAPS, OVERLAPS OR HIATUS.
  - AT THE TIME AN APPROXIMATE LOCATION OF A PARTY WALL WAS LOCATED AND SHOWN HEREON.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 49035C0140E WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 16, 1984 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SIGNIFICANT OBSERVATIONS**

- FENCE EXTENDS OVER THE SOUTH WEST CORNER OF SAID PROPERTY, OWNERSHIP UNKNOWN.
- FENCE EXTENDS OVER THE WEST SIDE OF SAID PROPERTY, OWNERSHIP UNKNOWN.

**ZONING REPORT**

PREPARED BY: NV5 TRANSACTION SERVICES - ZONING DIVISION  
 DATED: JULY 28, 2021  
 MUSL PROJECT 7202101741-006

CURRENT ZONE: M-1, LIGHT MANUFACTURING DISTRICT

SETBACKS  
 FRONT: 15' MINIMUM  
 SIDE: CORNER SIDE: 15' MINIMUM  
 INTERIOR SIDE: NONE REQUIRED

HEIGHT  
 MAXIMUM BUILDING HEIGHT: 65'

PARKING  
 PARKING FORMULA: Warehouse: 2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus 1/2 space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates.  
 General office: 3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 1/4 spaces per 1,000 square feet of usable floor area for each additional level, including the basement.  
 No maximum for any property located west of the centerline of Redwood Road.

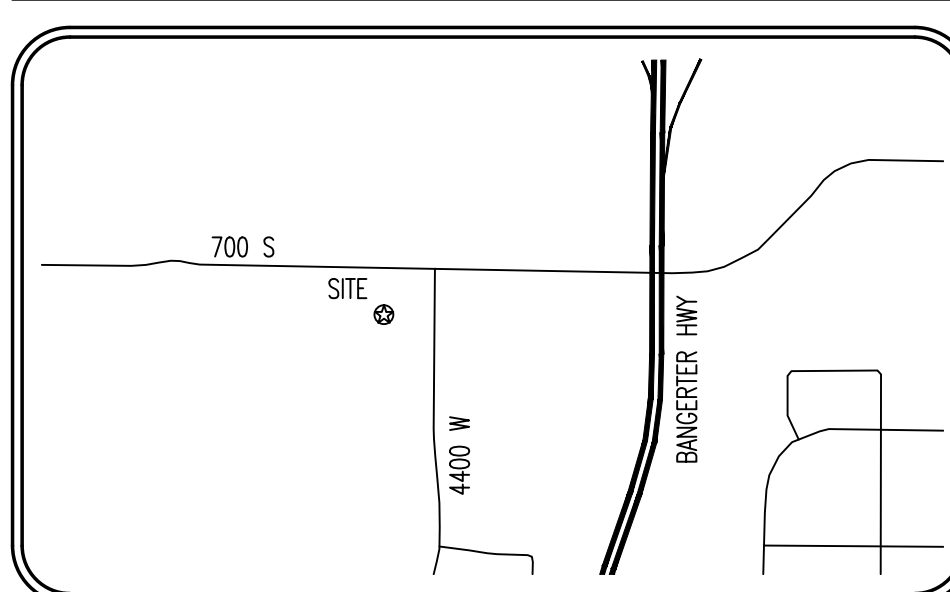
TOTAL REQUIRED SPACES: 122

EXISTING CONDITIONS:  
 REGULAR: 235 SPACES  
 ADA: 16 SPACES  
 TRAILER: 69 SPACES  
 TOTAL: 320 SPACES

**SCHEDULE B-II EXCEPTIONS**

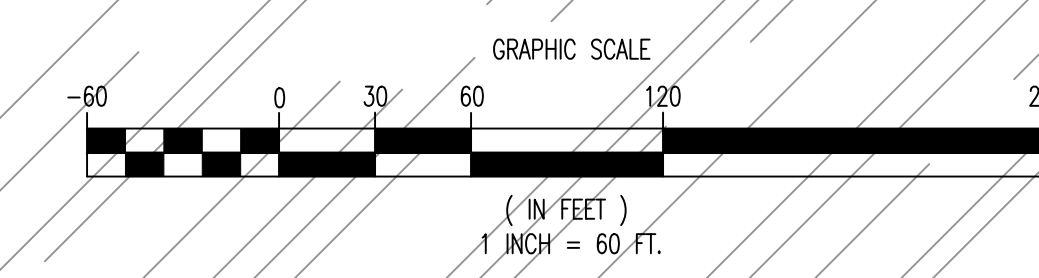
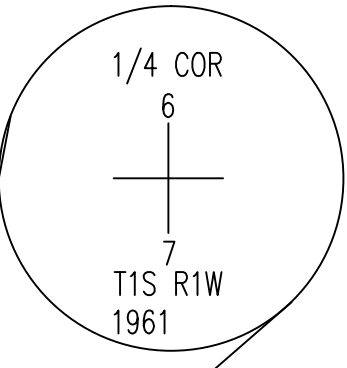
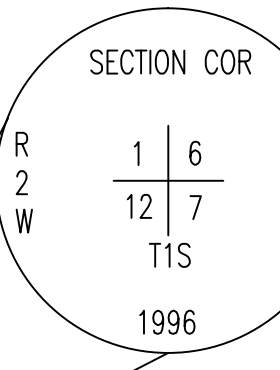
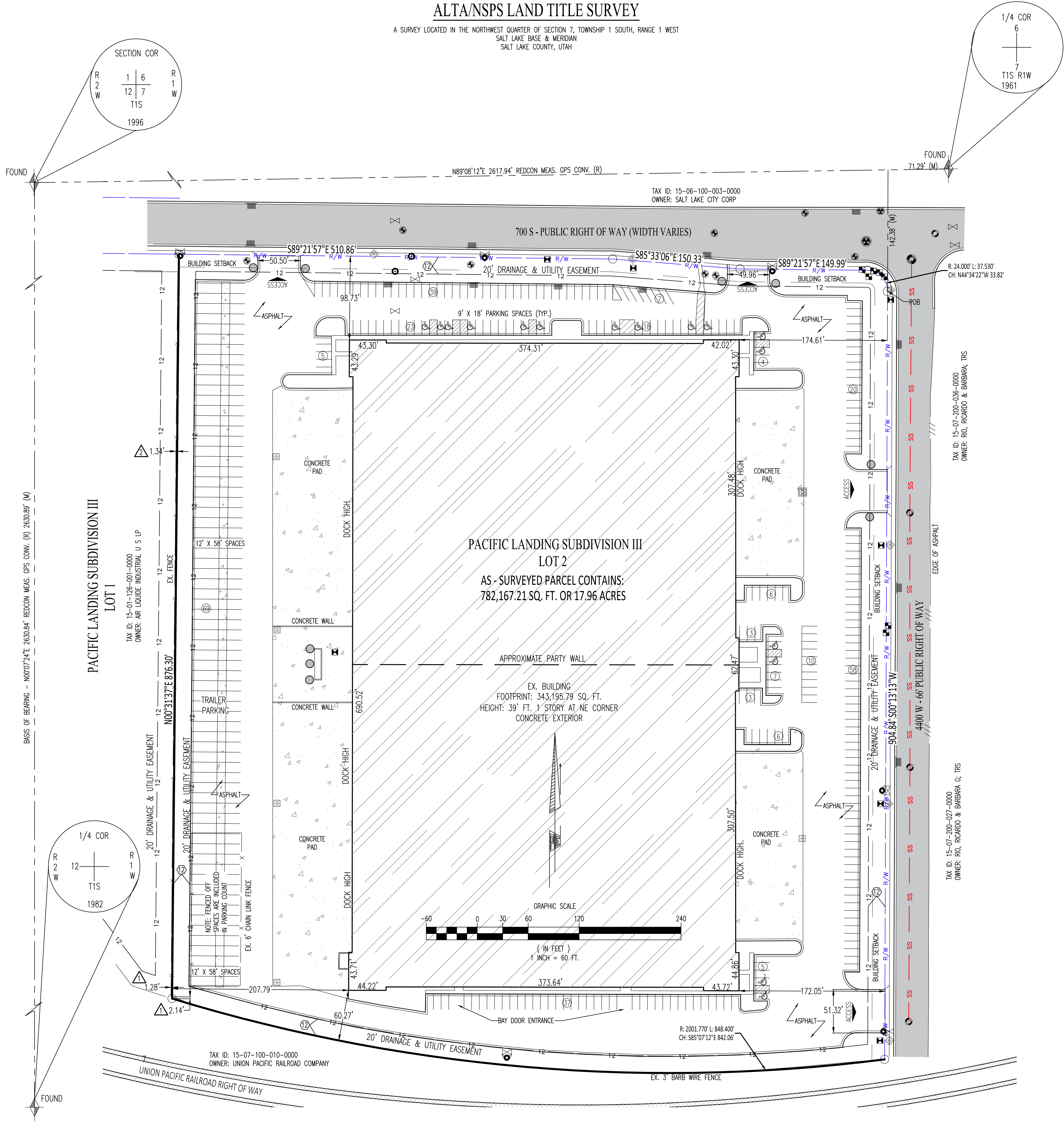
- An Ordinance Adopting the City-Wide Transportation Master Plat of 1985, and recorded July 17, 1996 as Entry No. 6408191 in Book 7445 at Page 1854 of Official Records. [EXCEPTION BLANKETS PROPERTY IN NATURE, NOT SHOWN HEREON]
- Aviation Easement to Salt Lake City Corporation for a perpetual and assignable easement for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting person or property through the air, in through, across and about the airspace over the real property described in Schedule A hereof, recorded January 22, 2008 as Entry No. 10327127 in Book 9560 at Page 6614 of Official Records. [EXCEPTION BLANKETS PROPERTY IN NATURE, NOT SHOWN HEREON]
- Easements for public utilities and incidental purposes over said land, and all Notes and restrictions terms and conditions, as shown on the subdivision plat for "Pacific Landing III", recorded February 20, 2008 as Entry No. 10337423 of Official Records. [EXCEPTION CROSSES SUBJECT PROPERTY, SHOWN HEREON]

**VICINITY MAP - NOT TO SCALE**



**ALTA/NSPS LAND TITLE SURVEY**

A SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH



**RECORD DESCRIPTION**

The Land is described as follows: Real property in the County of Salt Lake, State of UT, described as follows:  
 LOT 2, PACIFIC LANDING III, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.  
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-FA547UT13NC, DATED JUNE 30, 2021 AT 7:30 AM.

**NARRATIVE**

THE SURVEY WAS REQUESTED BY NV5 FOR THE PURPOSE OF ESTABLISHING THE CORNERS OF THE PROPERTY LOCATED AT 750 SOUTH 4400 WEST, SALT LAKE CITY, UT. THE BASIS OF BEARING IS ALONG THE NORTH LINE OF SECTION 7, AS SHOWN HEREON.

**LINE TABLE**

10	EXCEPTION	SD	STORM SYSTEM
---	PARKING STRIPE	w	WATER LINE
---	CURB & GUTTER	---	EDGE OF ASPHALT
---	RIGHT OF WAY	---	FENCE
---	TIES	---	WALL
---	GAS	---	PLAT TIES
---	OHP	---	PLAT LOT
---	SEWER LINE	---	PLAT BLOCK
---	INTERIOR BOUNDARY	---	BUILDING
---	BOUNDARY	---	

**LEGEND OF SYMBOLS & ABBREVIATIONS**

TEST STATION	IRRIGATION BOX	SIGHT LIGHT
POWER POLE	WATER VALVE	STORM MANHOLE
COMM/ELEC. MANHOLE	FIRE HYDRANT	STORM INLET
ELECTRIC METER / BOX	WATER MANHOLE	CURB STORM INLET
CABLE BOX	WATER METER PIT	SANITARY SEWER
WATER METER	GAS METER	GAS MANHOLE
INDICATES HANDICAPPED PARKING	AIR CONDITIONER UNIT	CORNER SET
SCHEDULE B EXCEPTION	PARKING STALL COUNT	CORNER NOT SET
DISTANCE TO NEAREST INTERSECTION	ACCESS TO PUBLIC RIGHT OF WAY	BOLLARD
SECTION CORNER	MONUMENT	

**LEGAL**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**ALTA/NSPS LAND TITLE SURVEY**

**MUSL Portfolio**

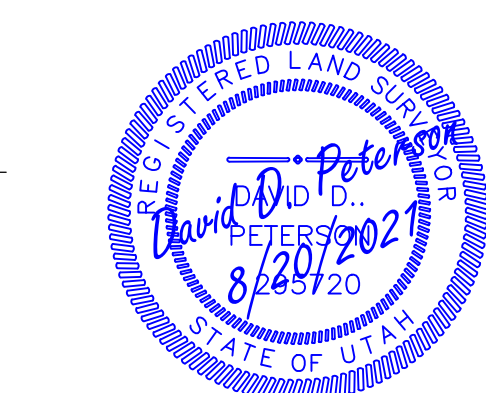
NV5 PROJECT NO. 202103348-006  
 750 SOUTH 4400 WEST, SALT LAKE CITY, UT  
 BASED UPON TITLE COMMITMENT NO. NCS-FA547UT13NC  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF JUNE 30, 2021 AT 7:30 AM.

**SURVEYOR'S CERTIFICATION**

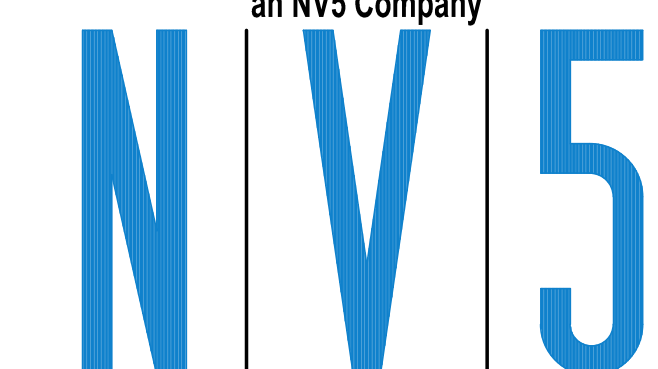
TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on July 14, 2021.

AUGUST 20, 2021

DAVID D. PETERSON  
 REGISTRATION NO. 295720  
 IN THE STATE OF UTAH  
 DATE OF SURVEY: JULY 14, 2021  
 DATE OF LAST REVISION: AUGUST 20, 2021  
 NV5 NETWORK PROJECT: 202103348-006 BJK



Bock & Clark Corporation  
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com