

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH CERTIFIES TO (i) PW FUNDING INC., (ii) FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, AND (iii) STEWART TITLE GUARANTY CO., (iiii) LANDMARK TITLE CO. AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 1997, INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 11(b) AND 13 OF TABLE A THEREOF AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.

2. THE SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER 29, AND OCTOBER 5, 2001 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

3. THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AS LISTED IN THE TITLE INSURANCE COMMITMENT DATED SEPTEMBER 10, 2001, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH THE MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORDS IN SUCH TITLE COMMITMENT.

6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

7. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

9. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

*M. Carl Larsen*  
**M. CARL LARSEN**  
 LICENSE No. 142765

11-19-01  
 DATE

BEGINNING AT A POINT ON THE WESTERLY LINE OF 700 EAST STREET, (COTTONWOOD EXPRESSWAY), SAID POINT BEING SOUTH 00°15'00" WEST 1275.85 FEET AND EAST 150.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (SAID POINT OF BEGINNING ALSO BEING ON THE SOUTHERLY LINE OF PARCEL 1 OF THE PROPERTY CONVEYED TO HYDE PARK LTD. II BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 31, 1991 AS ENTRY No. 5074720, IN BOOK 6321, AT PAGE 1926 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); AND RUNNING THENCE ALONG SAID WESTERLY LINE SOUTH 00°25'30" WEST 38.02 FEET, MORE OR LESS (39.06 FEET BY SURVEY), TO A RIGHT OF WAY MARKER AND SOUTH 04°08'20" WEST 16.43 FEET, MORE OR LESS (15.39 FEET BY SURVEY), TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO CMM, LTD. BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 1994 AS ENTRY No. 5969373, IN BOOK 7057, AT PAGE 2081 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF THE SAID CMM, LTD. PROPERTY WEST 102.90 FEET; THENCE ALONG THE WESTERLY LINE OF THE SAID CMM, LTD. PROPERTY SOUTH 80.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF THE SAID CMM, LTD. PROPERTY EAST 97.11 FEET TO THE WESTERLY LINE OF SAID 700 EAST STREET; THENCE ALONG SAID WESTERLY LINE SOUTH 04°08'20" WEST 117.30 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO CRAIG JOHNSON, MICHELLE BARTMESS, AND JANET THORPE BY THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 1995 AS ENTRY No. 6095394, IN BOOK 7164, AT PAGE 634 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF THE SAID CRAIG JOHNSON, ET AL PROPERTY WEST 126.15 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SAID CRAIG JOHNSON, ET AL PROPERTY; THENCE ALONG THE WEST LINE OF THE SAID CRAIG JOHNSON, ET AL PROPERTY SOUTH 00°15'00" WEST 82.98 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO JOY S. THOLEN BY WARRANTY DEED RECORDED DECEMBER 30, 1986 AS ENTRY No. 4375498, IN BOOK 5859, AT PAGE 629 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE SAID THOLEN PROPERTY THE FOLLOWING FOUR (4) COURSES: WEST 55.64 FEET, MORE OR LESS, AND SOUTH 25°48'00" WEST 50.71 FEET, MORE OR LESS, AND SOUTH 58°00'00" EAST 66.74 FEET, MORE OR LESS, AND NORTH 89°29'00" EAST 135.86 FEET, MORE OR LESS, TO THE SAID WESTERLY LINE OF 700 EAST STREET; THENCE ALONG SAID WESTERLY LINE OF 700 EAST STREET SOUTH 04°08'20" WEST 24.33 FEET, MORE OR LESS (24.67 FEET BY SURVEY), TO A RIGHT OF WAY MARKER; THENCE ALONG SAID WESTERLY LINE OF 700 EAST STREET SOUTH 03°59'00" EAST 193.99 FEET, MORE OR LESS (196.64 FEET BY SURVEY), TO A RIGHT OF WAY MARKER; THENCE SOUTHERLY ALONG A 1348.567 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°49'30", A DISTANCE OF 90.03 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF MT. VERNON COVE, A UTAH CONDOMINIUM PROJECT, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID MT. VERNON COVE SOUTH 89°47'50" WEST 364.46 FEET, MORE OR LESS (364.44 FEET BY SURVEY), ALONG A FENCE TO THE SALT LAKE CITY PROPERTY AS SHOWN IN THE REAL PROPERTY TAX ASSESSMENT RECORDS OF SALT LAKE COUNTY UNDER TAX PARCEL No. 22-06-479-004; THENCE NORTH 85.59 FEET, MORE OR LESS, ALONG SAID SALT LAKE CITY PROPERTY TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF THE SAID SALT LAKE CITY PROPERTY WEST 90.65 FEET, MORE OR LESS, TO THE EAST LINE OF SPRING DALE SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID EAST LINE AND BEYOND NORTH 00°15'00" EAST 313.65 FEET; THENCE WEST 1.81 FEET; THENCE NORTH 00°15'00" EAST 163.58 FEET; THENCE NORTH 00°20'00" EAST 155.51 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE WILLIAM E. BOWERS, JR. AND MARY B. BOWERS PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AUGUST 11, 1989 AS ENTRY No. 4810100, IN BOOK 6150, AT PAGE 1603 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE NORTH 89°01'10" EAST 92.25 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SAID BOWERS PROPERTY; THENCE ALONG THE EAST LINE OF THE SAID BOWERS PROPERTY NORTH 00°15'00" EAST 19.95 FEET, MORE OR LESS, TO THE SOUTH LINE OF PARCEL 2 OF THE PROPERTY CONVEYED TO HYDE PARK LTD. II BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 31, 1991 AS ENTRY No. 5074720, IN BOOK 6321, AT PAGE 1926 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE NORTH 89°50'20" EAST 264.75 FEET; THENCE SOUTH 16.07 FEET, MORE OR LESS (16.37 FEET BY SURVEY), TO A POINT 110.18 FEET, MORE OR LESS, WEST FROM THE POINT OF BEGINNING; THENCE EAST 110.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**NARRATIVE**

**PURPOSE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

**TITLE DOCUMENTS**

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

STEWART TITLE COMPANY/LANDMARK TITLE COMPANY  
 COMMITMENT No. 27401 (SECOND AMENDED)  
 EFFECTIVE DATE: NOVEMBER 06, 2001 AT 7:59 a.m.

**TITLE POLICY EXCEPTIONS**

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B- SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 13: THE TERMS OF THAT CERTAIN INSTRUMENT ENTITLED AGREEMENT, RECORDED APRIL 20, 1948 AS ENTRY No. 1117961, IN BOOK 602, AT PAGE 616 OF THE OFFICIAL RECORDS, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CONTAINED THEREIN

SURVEY FINDINGS: SAID EXCEPTION AFFECTS THE ENTIRE SUBJECT PROPERTY PER AGREEMENT IN RELATION TO UNDERGROUND WATER AND OTHER WATER RIGHTS.

EXCEPTION 15: THE EFFECTS, IF ANY, OF THE FOLLOWING RECITALS CONTAINED IN VARIOUS DEEDS OF RECORD, WHEREIN THE STATE ROAD COMMISSION OF UTAH IS NAMED AS GRANTEE, INCLUDING THOSE CERTAIN WARRANTY DEEDS RECORDED DECEMBER 19, 1960 AS ENTRY No. 1752302 (BOOK 1766, PAGE 236), ENTRY No. 1752303 (BOOK 1766, PAGE 237), ENTRY No. 1752304 (BOOK 1766, PAGE 238), AND THOSE CERTAIN WARRANTY DEEDS RECORDED MAY 2, 1961 AS ENTRY No. 1775238 (BOOK 1800, PAGE 642), AND ENTRY No. 1775239 (BOOK 1800, PAGE 643), ALL IN THE OFFICIAL RECORDS:

"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 WATER 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."

SURVEY FINDINGS: SAID EXCEPTIONS RUN ALONG THE WEST RIGHT OF WAY LINE OF 700 EAST STREET AND THE SUBJECT PROPERTY EAST BOUNDARY LINE, FOR IRRIGATION FACILITIES.

EXCEPTION 16(a): A RIGHT OF WAY AND EASEMENT 16 FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED JANUARY 17, 1972 AS ENTRY No. 2432251, IN BOOK 3034, AT PAGE 115, AND AS ENTRY No. 2432252, IN BOOK 3034, AT PAGE 116 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS THE PROPERTY AS FOLLOWS:

THE LAND OF THE GRANTOR LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THE CENTERLINE OF SAID RIGHT OF WAY AND EASEMENT SHALL EXTEND THROUGH AND ACROSS THE ABOVE DESCRIBED LAND AND PREMISES AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 1725.29 FEET SOUTH AND 116.89 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE WEST 335.00 FEET; THENCE NORTH 393.00 FEET.

SAID RIGHT OF WAY AND EASEMENT WAS MOUNTAINED IN PART BY THOSE CERTAIN QUIT-CLAIM DEEDS EXECUTED BY MOUNTAIN FUEL SUPPLY COMPANY, AS GRANTOR, RECORDED NOVEMBER 27, 1972 AS ENTRY No. 2501869, IN BOOK 3207, AT PAGE 323, AND AS ENTRY No. 2601870, IN BOOK 3207, AT PAGE 324 OF THE OFFICIAL RECORDS, AS TO THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 1717.29 FEET SOUTH AND 218.11 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE WEST 8 FEET; THENCE NORTH 385 FEET; THENCE EAST 16 FEET; THENCE SOUTH 385 FEET; THENCE WEST 8 FEET TO THE POINT OF BEGINNING.

EXCEPTION 16(b): A RIGHT OF WAY AND EASEMENT 16 FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED NOVEMBER 9, 1972 AS ENTRY No. 2498019, IN BOOK 3195, AT PAGE 399, AND AS ENTRY No. 2498020, IN BOOK 3195, AT PAGE 400 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS THE PROPERTY AS FOLLOWS:

THE LAND OF THE GRANTORS LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THE CENTERLINE OF SAID RIGHT OF WAY AND EASEMENT SHALL EXTEND THROUGH AND ACROSS THE ABOVE DESCRIBED LAND AND PREMISES AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 1725.29 FEET SOUTH AND 226.11 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE WEST 31.00 FEET; THENCE NORTH 393.00 FEET

SURVEY FINDINGS: SAID RIGHT OF WAY ENTERS SUBJECT PROPERTY FROM 700 EAST STREET APPROXIMATELY 275 FEET NORTH AND 13 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY AND EXTENDS WEST 335 FEET AND NORTH 393 FEET AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 17: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR A WATER LINE AN APPURTENANT FACILITIES, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS AS CREATED IN FAVOR OF THE SALT LAKE COUNTY WATER CONSERVANCY DISTRICT, A BODY POLITIC OF THE STATE OF UTAH, BY INSTRUMENT RECORDED JUNE 21, 1972 AS ENTRY No. 2464877, IN BOOK 3092, AT PAGE 49 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS THE SAID PROPERTY AS FOLLOWS:

A STRIP OF LAND TEN (10) FEET WIDE LYING 5 FEET ON EITHER SIDE, AND ADJACENT AND PARALLEL TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF 700 EAST STREET LYING EAST 151.08 FEET, SOUTH 00°15'00" WEST 1258.81 FEET, SOUTH 00°25'30" WEST 55.07 FEET AND SOUTH 04°08'20" WEST 11.43 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WEST 408.00 FEET; THENCE SOUTH 453.00 FEET; THENCE WEST 59.00, MORE OR LESS TO A POINT AT THE EASTERLY END OF 4630 SOUTH STREET.

SURVEY FINDINGS: SAID EASEMENT IS FOR WATER LINE FACILITIES AND ENTERS SUBJECT PROPERTY FROM 700 EAST STREET APPROXIMATELY 50 FEET SOUTH FROM THE NORTHEAST PROPERTY CORNER AND EXTENDS WEST 408 FEET, SOUTH 453 FEET AND WEST 59 FEET.

EXCEPTION 18: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN A DEEP PUMP WELL ON THE PERTINENT FACILITIES, TOGETHER WITH INGRESS AND EGRESS TO THE WELL SITE, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, BY INSTRUMENT RECORDED JULY 5, 1972 AS ENTRY No. 2467859, IN BOOK 3101, AT PAGE 73 OF THE OFFICIAL RECORDS, AND AS FURTHER DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN WARRANTY DEED RECORDED APRIL 26, 1973 AS ENTRY No. 2535104, IN BOOK 3311, AT PAGE 118 OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: SAID EXCEPTION CONTAINS TWO EASEMENTS, THE FIRST, A 50X50 WELL SITE AFFECTS THE SOUTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT. THE SECOND EXTENDS FROM THE WELL SITE EASEMENT NORTHERLY, WESTERLY AND NORTHERLY TO AN EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 4630 SOUTH STREET AS SHOWN ON THIS SURVEY PLAT. NO EVIDENCE OF SAID DEEP PUMP WELL WAS OBSERVED.

EXCEPTION 19: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION AND OTHER FACILITIES, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF THE MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS, BY INSTRUMENT RECORDED OCTOBER 6, 1972 AS ENTRY No. 2490384, IN BOOK 3171, AT PAGE 448 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY (LOCATION NOT DESCRIBED).

SURVEY FINDINGS: SAID EASEMENT IS A BLANKET EASEMENT AFFECTING ALL OF SUBJECT PROPERTY.

EXCEPTION 20: A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF DIGGING A TRENCH TO LAY, MAINTAIN, OPERATE, REPAIR, REMOVE OR REPLACE PIPELINE, TOGETHER WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SALT LAKE CITY SUBURBAN SANITARY DISTRICT BY INSTRUMENT RECORDED DECEMBER 28, 1972 AS ENTRY No. 2508246, IN BOOK 3227, AT PAGE 153 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY (LOCATION NOT DESCRIBED.)

SURVEY FINDINGS: SAID EASEMENT IS A BLANKET EASEMENT AFFECTING ALL SUBJECT PROPERTY.

EXCEPTION 22: A RIGHT OF WAY GRANT TO MURRAY CITY FOR LAND DEDICATED TO PUBLIC USE, AS THE SAME MAY BE DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN WARRANTY DEED RECORDED APRIL 26, 1973 AS ENTRY No. 2535104 IN BOOK 3311, AT PAGE 118 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS FOLLOWS: BEGINNING AT A POINT 11.44 FEET NORTH 00°15'00" EAST AND 1.0 FOOT EAST FROM THE SOUTHWEST CORNER OF LOT 3, SPRING DALE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, AND RUNNING THENCE NORTH 00°15'00" WEST 92.11 FEET; THENCE EAST 60.00 FEET; THENCE SOUTH 00°15'00" WEST 92.11 FEET; THENCE WEST 60.00 FEET TO THE POINT OF BEGINNING, TO BE USED FOR ROAD AND STREET PURPOSES AT SUCH TIME AS MURRAY CITY EXTENDS SAID STREET SOUTH AND OPENS USE THEREOF TO THE PUBLIC.

SURVEY FINDINGS: SAID RIGHT OF WAY BEGINS BEGINS 1 FOOT EAST OF THE NORTHERLY SOUTHWEST CORNER OF SUBJECT PROPERTY AND AFFECTS A 92.11 FOOT BY 60.00 FOOT AREA AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 23: THE TERMS OF THAT CERTAIN INSTRUMENT ENTITLED "RIGHT OF ENTRY AGREEMENT", EXECUTED BY AND BETWEEN MISTLETOE FINANCE AND TCI CABLEVISION OF UTAH, RECORDED JUNE 4, 1991 AS ENTRY No. 5076684, IN BOOK 6322, AT PAGE 2592 OF THE OFFICIAL RECORDS, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS CREATED THEREIN.

SURVEY FINDINGS: SAID RIGHT OF ENTRY AFFECTS ALL SUBJECT PROPERTY.

EXCEPTION 24: THE TERMS OF THAT CERTAIN INSTRUMENT ENTITLED "MDU BROADBAND SERVICES AGREEMENT", EXECUTED BY AND BETWEEN JOHN C. WILLIAMS, BY LISA BURNS, AS AGENT FOR BRITANNY APTS. AND TCI CABLEVISION OF UTAH, INC., RECORDED DECEMBER 1, 2000 AS ENTRY No. 7772419, IN BOOK 8405, AT PAGE 4142 OF THE OFFICIAL RECORDS, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS CREATED THEREIN.

SURVEY FINDINGS: SAID AGREEMENT AFFECTS ALL SUBJECT PROPERTY.

EXCEPTION 28: THE INTEREST, IF ANY, OF ALAN PARSONS, BY VIRTUE OF THAT CERTAIN TAX DEED RECORDED JUNE 29, 1982 AS ENTRY No. 3688544, IN BOOK 5388, AT PAGE 1388 OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: SAID INTEREST IS A PARCEL OF LAND 6.58 FEET WIDE AND 365.08 FEET IN LENGTH, LOCATED 1.7 FEET NORTH OF THE SOUTH LINE OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENTS: ENCROACHMENT DISTANCES ARE AS SHOWN.

ENCROACHMENT NO. 1: A CONCRETE AND BLOCK RETAINING WALL LOCATED NEAR THE NORTHERLY SOUTHWEST PROPERTY CORNER EXTENDING NORTHERLY AND EASTERLY THEN SOUTHWESTERLY AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENT NO. 2: A 6 FOOT WOOD FENCE AND A CONCRETE CURB WALL LOCATED ALONG THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENT NO. 3: A BLOCK BUILDING LOCATED APPROXIMATELY 360 FEET SOUTH AND 265 FEET EAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY (NEAR THE CENTER OF SUBJECT PROPERTY) AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENT NO. 4: A BLOCK WALL LOCATED APPROXIMATELY 307 FEET SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENT NO. 5: A 6 FOOT WOOD FENCE LOCATED APPROXIMATELY 250 FEET SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY. SAID FENCE IS CONSTRUCTED INSIDE THE 700 EAST STREET RIGHT OF WAY.

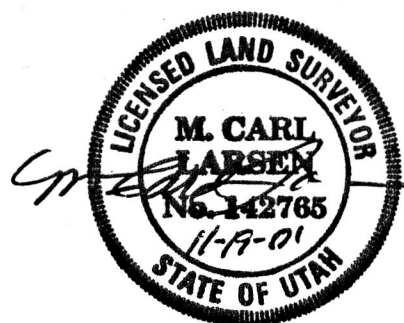
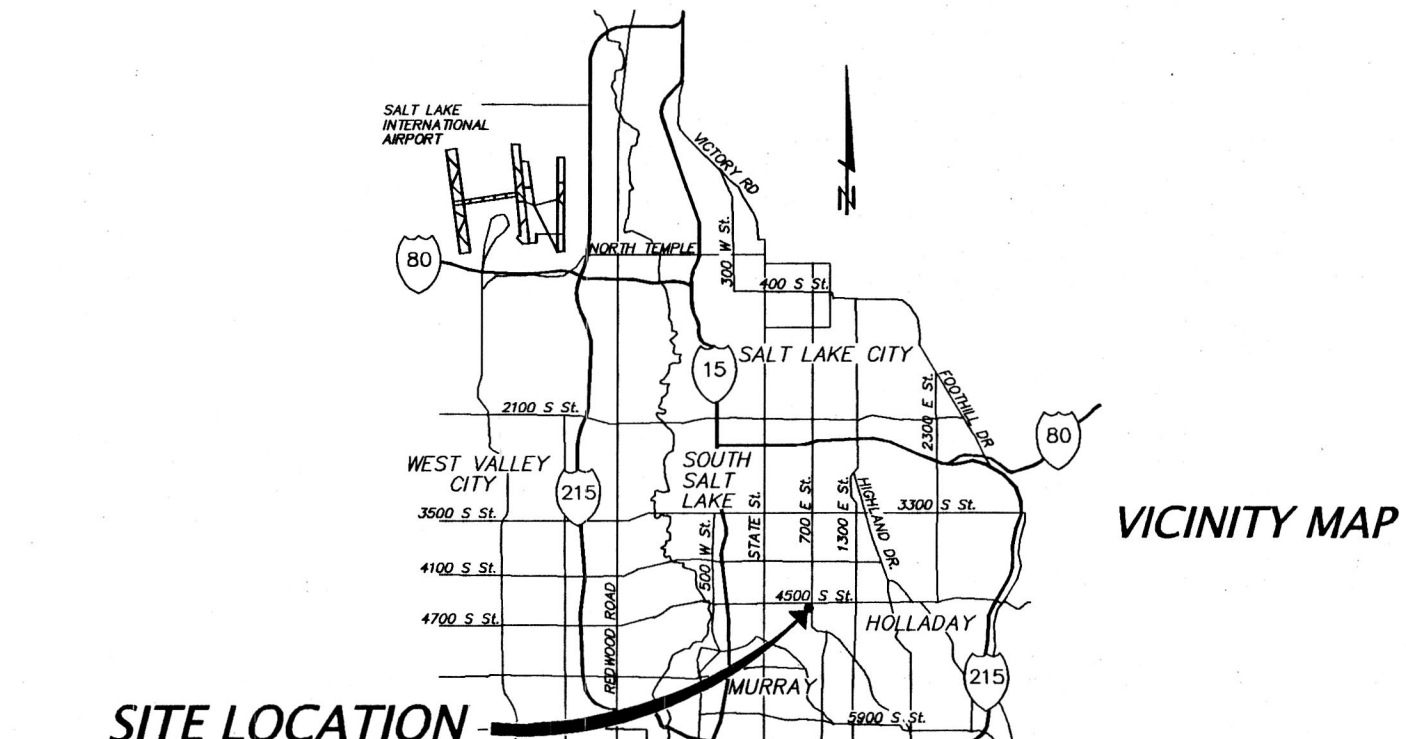
ENCROACHMENT NO. 6: A CONCRETE WALKWAY LOCATED 330 FEET SOUTH AND 270 FEET EAST FROM THE NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

ENCROACHMENT No. 7: APPROXIMATELY TWO FEET OF THE EASTERLY PORTION OF THE CARPORT RUNNING ALONG THE NORTHERLY PROPERTY LINE.

ENCROACHMENT No. 8: APPROXIMATELY 0.57 FEET OF THE SOUTHWEST CORNER OF THE 3 STORY BUILDING LOCATED NEAR THE CENTER OF THE PROPERTY ENCROACHES ON THE ZONING SETBACK LINE.

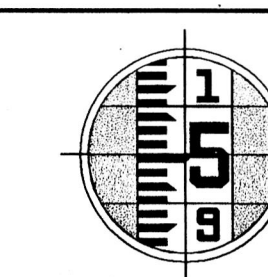
**GENERAL NOTES:**

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED ON 4500 SOUTH STREET AT THE INTERSECTIONS OF 700 EAST STREET AND 900 EAST STREET.
  2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
  3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
  4. SUBJECT PROPERTY CONTAINS 316 PARKING STALLS, INCLUDING ONE DESIGNATED FOR THE HANDICAPPED.
  5. SUBJECT PROPERTY IS LOCATED IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 490103 0001B AND IS NOT LOCATED IN A FLOOD HAZARD AREA.
  6. SUBJECT PROPERTY CONTAINS 6.66 ACRES (290,434.41 sq. ft.)
  7. SUBJECT PROPERTY IS LOCATED WITHIN AN RM-15 ZONE WHICH REQUIRES 25 FOOT FRONT AND REAR YARD SETBACKS AND A COMBINATION EQUALING 20 FEET FOR SIDE YARD SET BACK.
- \* SANITARY SEWER FOR THE PROPERTY IS SERVED AS SHOWN ON THIS SURVEY PLAT AS 4630 SOUTH STREET.



**S2003-02-0174**  
**Vaughn E. Butler, L.S.**  
**SALT LAKE COUNTY SURVEYOR**

DATE: 12 OCT. 2001	SCALE: 1"=30'	JOB NO.: 04354-01
DESIGNED: RKS	DRAWN: RKS	CHECKED: MCL
REV. 1	10-25-01	REVISION FROM CLIENT ON PARCEL 1 DESCRIPTION
REV. 2	11-08-01	REVISIONS FROM FOLEY & LARDNER. RECEIVED 07 NOV. 2001
REV. 3	11-13-01	2nd AMENDED TITLE REPORT REVISIONS
REV. 4	11-19-01	REVISIONS FROM FOLEY & LARDNER. RECEIVED 19 NOV. 2001



**LARSEN & MALMQUIST, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1574 WEST 1700 SOUTH  
 SALT LAKE CITY, UTAH 84104  
 PHONE (801) 972-2634 FAX (801) 972-2698

<b>ALTA/ACSM LAND TITLE SURVEY</b>	
BRITANNY APTS. 4652 So. 700 Ea. Salt Lake City, UT	
PREPARED FOR:	P.W. FUNDING 1299 FOURTH STREET #205 SAN RAFAEL, CA 94901-3028
ATTENTION:	VANESSA HOWES
LOCATION: SW 1/4, SEC. 5 & SE 1/4, SEC. 6, T 2 S, R 1 E, S. L. B. & M.	1 OF 2