

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN  
VARIOUS LOCATIONS SEE SHEETS 2 & 3  
FOR SPECIFIC SITE LOCATION

PREPARED FOR:  
IC BP III REDWOOD BROADBENT, LLC

## TABLE "A" REQUIREMENTS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES ARE AS SHOWN.
2. THE SURVEYED PROPERTY ADDRESS IS:  
PARCEL 1 - 2850 SOUTH REDWOOD ROAD, WEST VALLEY CITY, UT 84119. (SEE SHEET 2 OF 3)  
PARCEL 2 - 3607-3667 W 1987 S, SALT LAKE CITY, UT 84104. (SEE SHEET 3 OF 3)
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", OTHER AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0280E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 21, 2001.
4. GROSS LAND AREA = PARCEL 1 - 210,712 SQUARE FEET OR 4.84 ACRES.  
PARCEL 2 - 368,406 SQUARE FEET OR 8.46 ACRES.
- 6(A). THIS PROPERTY IS IN BUILDING ZONE  
PARCEL 1 - "C-3", TRANSITIONAL COMMERCIAL (WEST VALLEY CITY PLANNING.)  
PARCEL 2 - "M-1", LIGHT MANUFACTURING (SALT LAKE CITY PLANNING.)
- 7(B1). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.
8. OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
9. THERE ARE 160 REGULAR AND 1 HANDICAP PARKING STALLS ON SITE - PARCEL 1 AND 322 REGULAR AND 5 HANDICAP PARKING STALLS ON SITE - PARCEL 2.
- 10(A). OBSERVED IMPROVEMENTS ALONG ALL PROPERTY LINES ARE AS SHOWN.
- 11(A). OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.

## BASIS OF BEARING

THE BASIS OF BEARING FOR SUBJECT PARCEL 1 FOR THIS SURVEY IS THE MONUMENTED LINE OF REDWOOD ROAD BEING IN SECTION 27, T.1S., R.1W., S.L.B.6M.; BETWEEN THE NORTH 1/4 CORNER OF SAID SECTION AND FOUND COUNTY MONUMENT AT 3100 SOUTH STREET, SHOWN HEREON AS S00°03'10"E, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE BASIS OF BEARING FOR SUBJECT PARCEL 2 FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF 1987 SOUTH STREET AS SHOWN ON BROADBENT BUSINESS PARK RECORDED APRIL 18, 2013; BETWEEN THE CENTERLINE MONUMENT AT 3730 WEST DESIGNATED AS MONUMENT #7192 AND CENTERLINE MONUMENT AT APPROXIMATELY 3607 WEST DESIGNATED AS MONUMENT #7191, SHOWN HEREON AS S89°50'04"E, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

## NOTES

1. FOR ALL TITLE RELATED MATTERS, BUSH & GUDGELL, INC. RELIED UPON THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY BONNEVILLE SUPERIOR TITLE COMPANY, INC.: FILE NO. 01459-3900; EFFECTIVE DATE-OCTOBER 1, 2013 AT 8:00 A.M.. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
3. 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.

## STEWART TITLE GUARANTY COMPANY, INC. ORDER NUMBER: 01459-4908, DECEMBER 31, 2013 AT 8:00 A.M. SCHEDULE B - SECTION 2: EXCEPTIONS

THE FOLLOWING AFFECTS PARCEL NO. 1 (SEE SHEET 2 OF 3)

[11] NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "REDWOOD NEIGHBORHOOD DEVELOPMENT PLAN"; AND DATED JULY 11, 1984, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED DECEMBER 27, 1984, AS ENTRY NO. 4032439, IN BOOK 5617, PAGE 2824, OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT)

[13] A RIGHT OF WAY AND EASEMENT FOR GAS DISTRIBUTION AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY AND/OR QUESTAR GAS RECORDED OCTOBER 2, 1985 AS ENTRY NO. 4145212, IN BOOK 5696, PAGE 930, OF OFFICIAL RECORDS. (AFFECTS TRACT, AND IS SHOWN HEREON.)

THE FOLLOWING AFFECTS PARCEL NO. 1 (SEE SHEET 2 OF 3)

[21] RESERVATION AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 12, 1975, AS ENTRY NO. 2741808, IN BOOK 3967, PAGE 300, OF OFFICIAL RECORDS. (AFFECTS TRACT, AND IS SHOWN HEREON.)

[22] A RIGHT-OF-WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QWEST COMMUNICATIONS RECORDED FEBRUARY 4, 1976 AS ENTRY NO. 2782842, IN BOOK 4096, PAGE 1, OF OFFICIAL RECORDS. (AFFECTS TRACT, AND IS SHOWN HEREON.)

[23] A RIGHT OF WAY AND EASEMENT FOR GAS DISTRIBUTION AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY AND/OR QUESTAR GAS RECORDED FEBRUARY 25, 1976 AS ENTRY NO. 2788938, IN BOOK 4116, PAGE 296, OF OFFICIAL RECORDS. (AFFECTS TRACT, AND IS SHOWN HEREON.)

[24] EASEMENT UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SALT LAKE CITY CORPORATION, RECORDED MAY 4, 1976 AS ENTRY NO. 2810602, IN BOOK 4187, PAGE 80, OF OFFICIAL RECORDS. (AFFECTS TRACT, AND IS SHOWN HEREON.)

[25] EASEMENTS AS EVIDENCED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO AN EASEMENT TO USE DISTRIBUTION SYSTEM, RECORDED SEPTEMBER 26, 1988 AS ENTRY NO. 4680089, IN BOOK 6067, PAGE 404, OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT, AND IS BLANKET IN NATURE.)

[27] SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS IF ANY, CONDITIONS OF APPROVAL IF ANY, AND NOTES IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT.(AS SHOWN.)

[28] MATTERS DISCLOSED BY SURVEY DATED DECEMBER 3, 2013, BY DAVID T. MORTENSEN OF BUSH AND GUDGELL, INC., JOB NO.

- 132105, WHICH AMONG OTHER THINGS INCLUDE THE FOLLOWING:
- A) EXISTING LIGHT POLES, POWER LINES AND RELATED FACILITIES OVER PARCEL 1,
  - B) EXISTING CHAIN LINK FENCE LINE APPEARS WEST OF PARCEL 1 PROPERTY LINE
  - C) EXISTING GAS LINES AND RELATED FACILITIES OUTSIDE OF RECORDED EASEMENTS OVER PARCEL 1,
  - D) EXISTING CATCH BASINS AND RELATED FACILITIES OVER PARCEL 1,
  - E) EXISTING 2' WATERWAY OVER PARCEL 2,
  - F) EXISTING BUILDING ON LOT 2 ENCLOSED INTO UTILITY EASEMENT SHOWN AS EXCEPTION 27 ABOVE,
  - G) EXISTING BUILDING ON LOT 3 ENCLOSED INTO EASEMENT SHOWN AS EXCEPTION 22 ABOVE.

NOTE: ITEMS 1-10, 12, 14-20, 26, 28 AND 30 ARE NOT APPLICABLE TO THIS ALTA/ACSM LAND TITLE SURVEY.

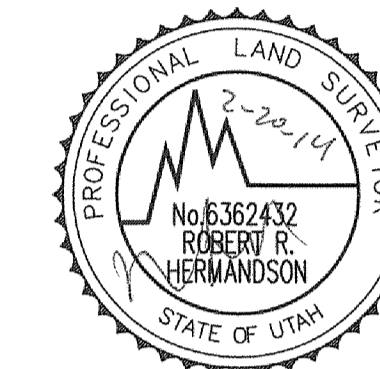
## SURVEYOR'S CERTIFICATE

TO: KEYBANK NATIONAL ASSOCIATION, IC BP III REDWOOD BROADBENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE COMPANY, A TEXAS CORPORATION

I HEREBY CERTIFY TO KEYBANK NATIONAL ASSOCIATION, IC BP III REDWOOD BROADBENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE COMPANY, A TEXAS CORPORATION, THAT THE SURVEY PREPARED BY ME ENTITLED "ALTA/ACSM LAND TITLE SURVEY" WAS ACTUALLY MADE UPON THE GROUND AND THAT WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAILED REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2011 FOR CLASS A URBAN SURVEY, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(B1), 8, 9, 10(A), 11(A), AND 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-29-14.

2-20-14

DATE:  
BUSH AND GUDGELL, INC.



*Robert R. Hermanson*  
ROBERT R. HERMANSON  
REGISTERED LAND SURVEYOR  
UTAH LICENSE NUMBER 6362432

STEWART TITLE GUARANTY COMPANY, INC.  
ORDER NUMBER: 01459-4908, DECEMBER 31, 2013 AT 8:00 A.M.

## BOUNDARY DESCRIPTION

PARCEL 1: (15-27-126-061)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST RIGHT OF WAY LINE OF REDWOOD ROAD (1700 WEST) AT A POINT WHICH IS SOUTH 00°03'10" EAST ALONG THE MONUMENT LINE 858.00 FEET AND SOUTH 89°56'50" WEST 54.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°07'00" EAST ALONG SAID WEST RIGHT OF WAY LINE 330.00 FEET, THENCE SOUTH 89°56'50" WEST 638.68 FEET, THENCE NORTH 00°03'10" WEST 330.00 FEET, THENCE NORTH 89°56'50" EAST 638.36 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (15-17-301-001 THRU 008)

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BROADBENT BUSINESS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATION OF THE ABOVE DESCRIBED PARCEL.

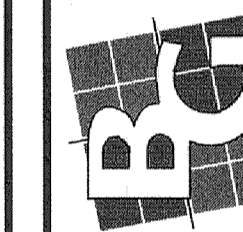
THE FIELD SURVEY WAS PERFORMED 1-29-14

THE DATE THE SURVEY DRAWING WAS COMPLETED: JANUARY 31, 2014

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

PARCEL NO. 15-27-126-061 AND 15-17-301-001 THRU 008

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors



Drawn: DJW/BRS Date: 02/20/14  
Checked: RBH  
Approved: RBH  
Scale: N.T.S.  
Job No.: 142006

ALTA/ACSM LAND TITLE SURVEY  
LOCATED IN  
PARCEL 1 - 2850 SOUTH REDWOOD ROAD, WEST VALLEY, UT 84119  
PARCEL 2 - 3607-3667 W 1987 S, S.L.C., UTAH 84104  
PREPARED FOR: IC BP III REDWOOD BROADBENT, LLC

SHEET  
1  
3  
SHEETS  
FILE: 142006 ALTA

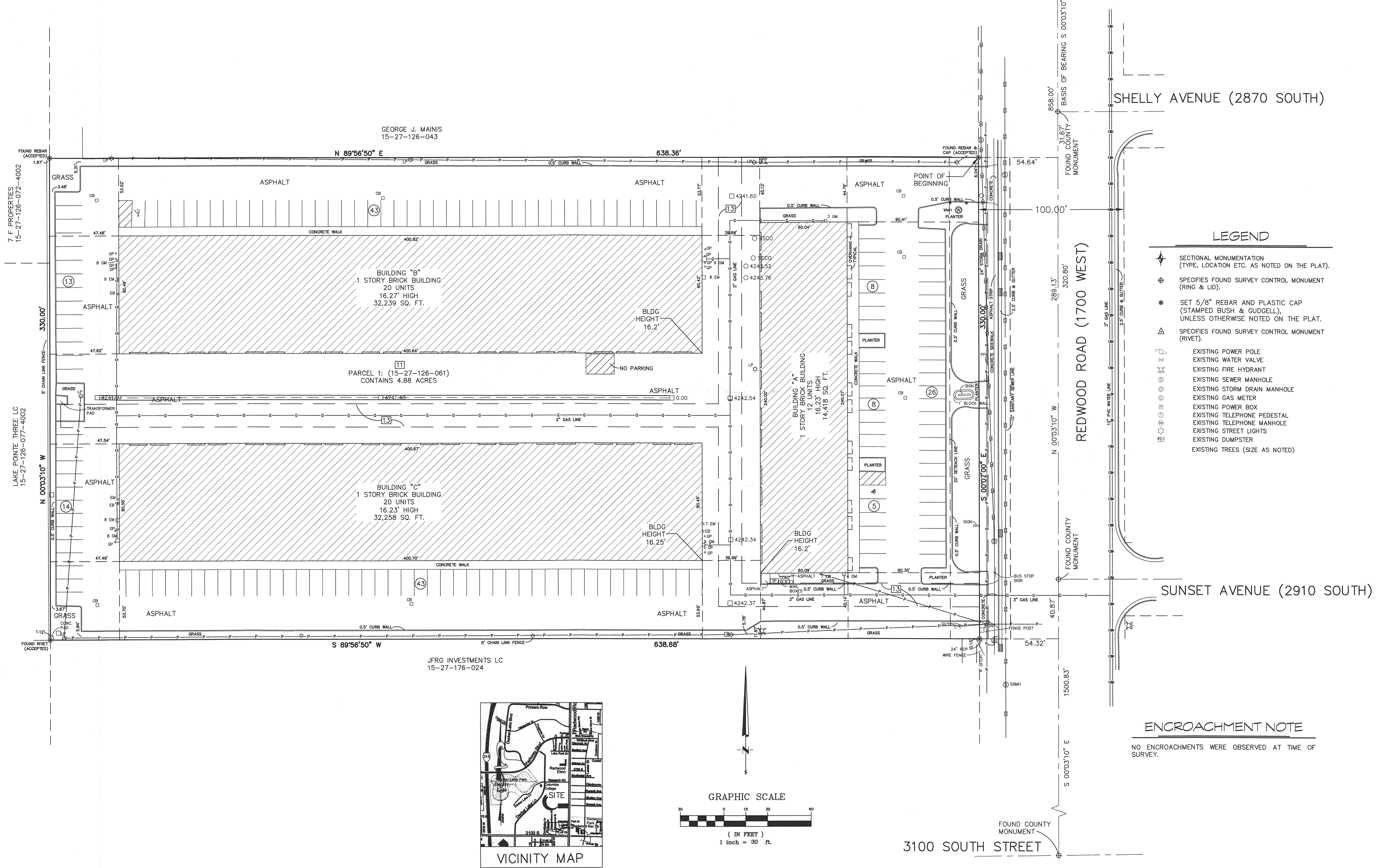
# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN  
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 01 SOUTH, RANGE 01 WEST,  
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:  
IC BP III REDWOOD BROADBENT, LLC

2700 SOUTH STREET

FOUND MONUMENT  
N 1/4 COR SEC 27  
T 1 S, R 1 W, S.L.B. & M.

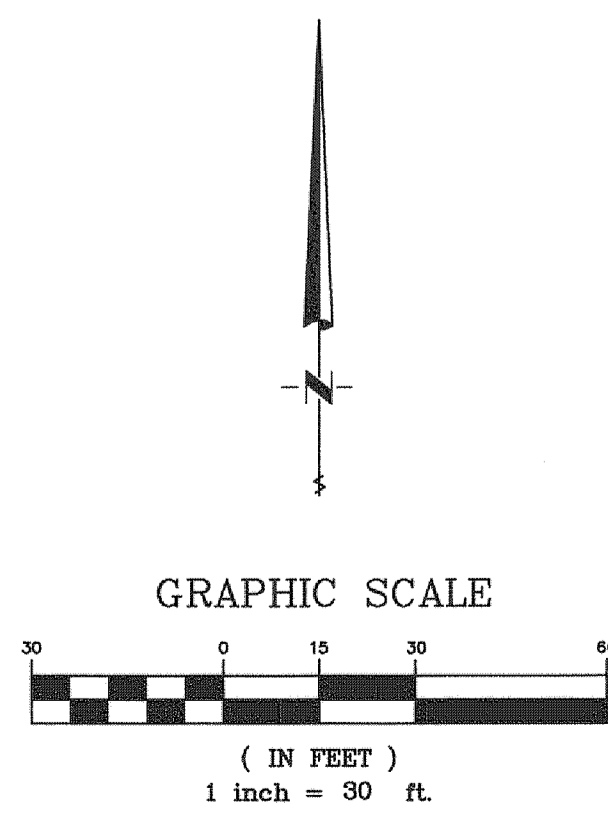
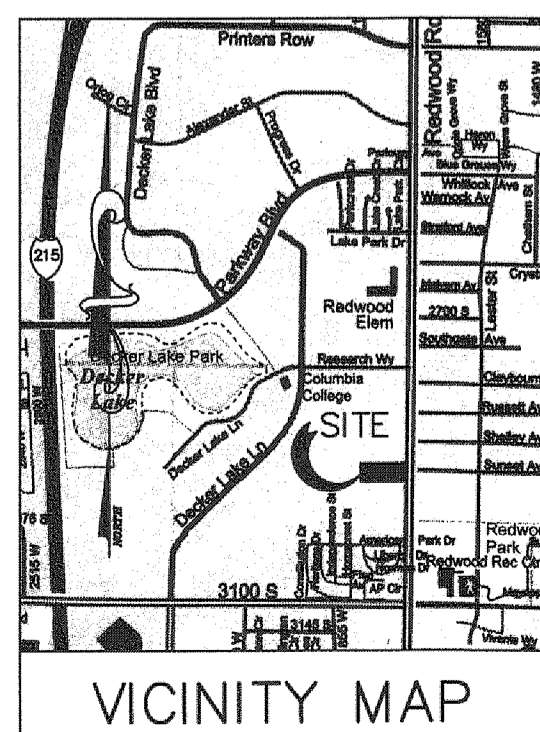


## LEGEND

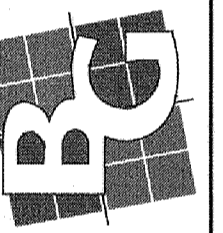
- ◆ SECTIONAL MONUMENTATION  
(TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT  
(RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP  
(STAMPED BUSH & GUDGELL),  
UNLESS OTHERWISE NOTED ON THE PLAT.
- △ SPECIFICS FOUND SURVEY CONTROL MONUMENT  
(RIVET).
- ⊖ EXISTING POWER POLE
- ⊖ EXISTING WATER VALVE
- ⊖ EXISTING FIRE HYDRANT
- ⊖ EXISTING SEWER MANHOLE
- ⊖ EXISTING STORM DRAIN MANHOLE
- ⊖ EXISTING GAS METER
- ⊖ EXISTING POWER BOX
- ⊖ EXISTING TELEPHONE PEDESTAL
- ⊖ EXISTING TELEPHONE MANHOLE
- ⊖ EXISTING STREET LIGHTS
- ⊖ EXISTING DUMPSTER
- ⊖ EXISTING TREES (SIZE AS NOTED)

## ENCROACHMENT NOTE

NO ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors



655 East 4500 South Suite #100  
Salt Lake City, Utah 84107  
Phone (801) 666-6194 / Fax (801) 666-6195  
www.bushandguggell.com

Drawn: DTM/BBS Date: 02/2014  
Designer: RBH  
Checked: RBH  
Approved: RBH  
Scale: 1" = 30'  
Job No.: 142006

ALTA/ACSM LAND TITLE SURVEY  
NW 1/4 OF SECTION 27, T-1-S, R-1-W, S18&M  
PARCEL 1 - 2860 SOUTH REDWOOD ROAD, WEST VALLEY, UT 84119  
PREPARED FOR: IC BP III REDWOOD BROADBENT, LLC

SHEET  
**2**  
3  
SHEETS  
FILE: 142006 ALTA

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN  
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 01 WEST,  
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:  
IC BP III REDWOOD BROADBENT, LLC

Salt Lake City  
Dixon Paper  
#15173000482

Huish Detergents Inc.  
1850 S 3600 W  
#15173000480

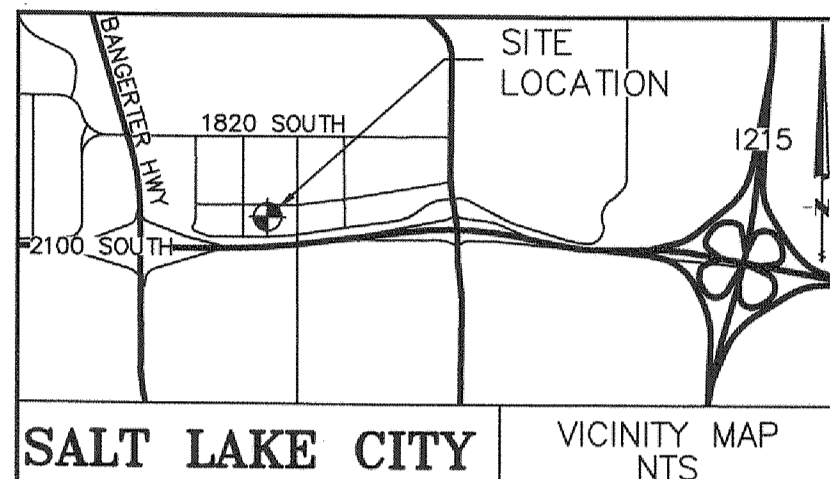
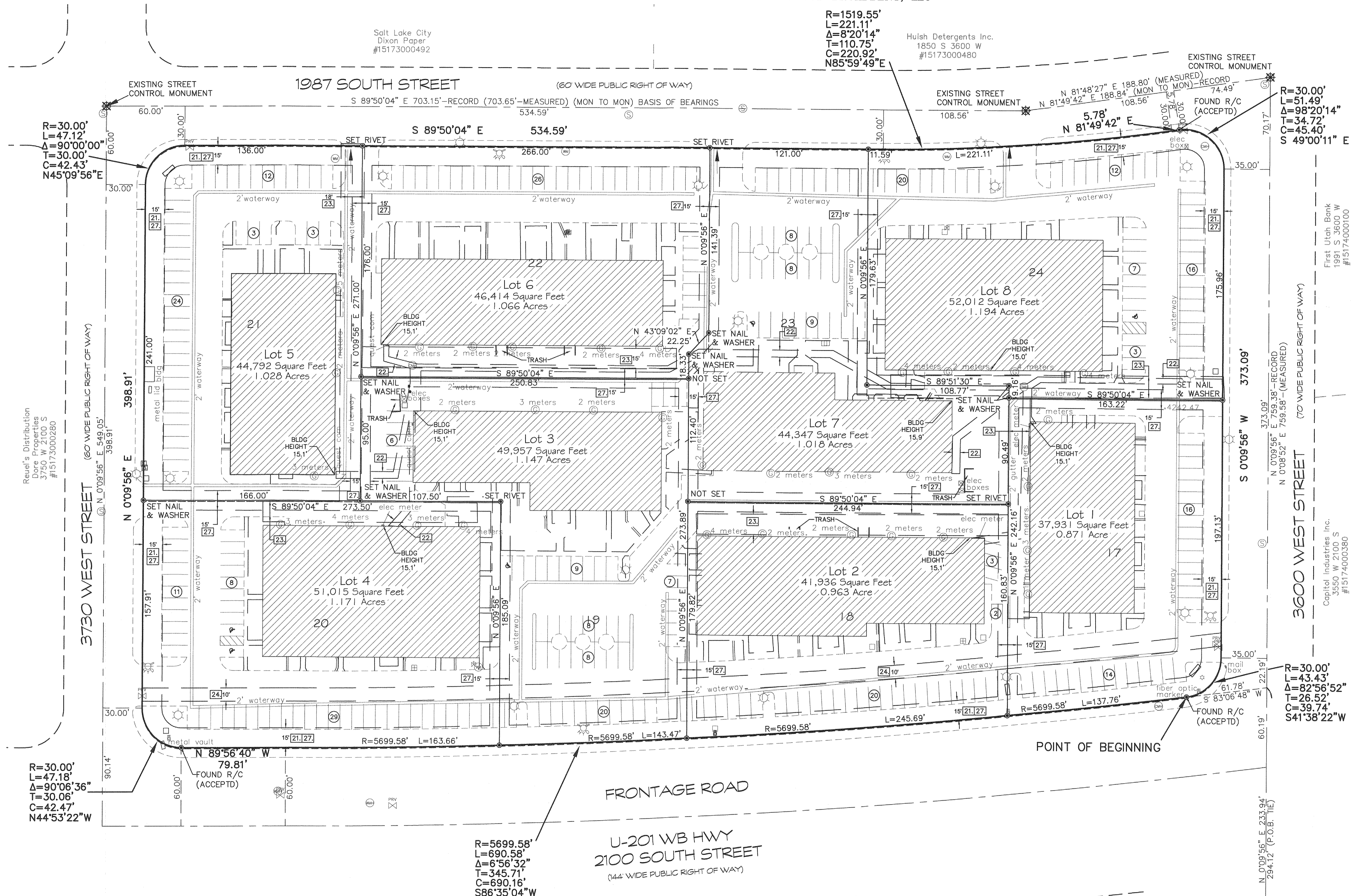
R=1519.55'  
L=221.11'  
Δ=8°20'14"  
T=110.75'  
C=220.92'  
N85°59'49"E

R=30.00'  
L=51.49'  
Δ=98°20'14"  
T=34.72'  
C=45.40'  
S 49°00'11" E

R=30.00'  
L=43.43'  
Δ=82°56'52"  
T=26.52'  
C=39.74'  
S41°38'22"W

R=5699.58'  
L=690.58'  
Δ=6°56'32"  
T=345.71'  
C=690.16'  
S86°35'04"W

R=30.00'  
L=47.18'  
Δ=90°06'36"  
T=30.06'  
C=42.47'  
N44°53'22"W

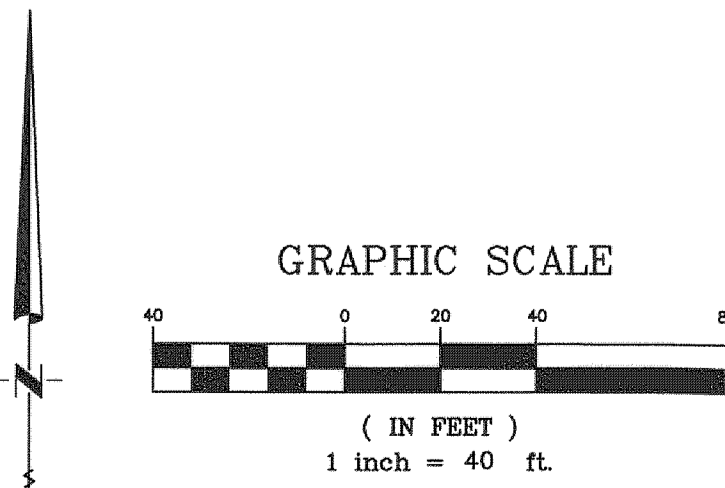


## LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET).
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS METER
- EXISTING POWER BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING STREET LIGHTS
- EXISTING DUMPSTER
- EXISTING TREES (SIZE AS NOTED)

## ENCROACHMENT NOTE

NO ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.



SOUTH QUARTER CORNER  
OF SECTION 17, TOWNSHIP  
1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND  
MERIDIAN

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
655 East 4000 South Suite #100  
Salt Lake City, Utah 84107  
Phone (801) 966-6194 / Fax (801) 966-6196  
www.bushandgudgell.com

Drawn: DJM/BRS Date: 02/2014  
Checked: RBH  
Approved: RBH  
Scale: 1" = 40'  
Job No.: 142006

**ALTA/ACSM LAND TITLE SURVEY**  
LOCATED IN  
SW 1/4 OF SECTION 27, T-1-S, R-1-W, SLB&M  
PARCEL 2 - 3607-3607 W 1987 S, SLIC, UT 84104  
PREPARED FOR: IC BP III REDWOOD BROADBENT, LLC

SHEET  
**3**  
SHEETS  
FILE: 142006 ALTA