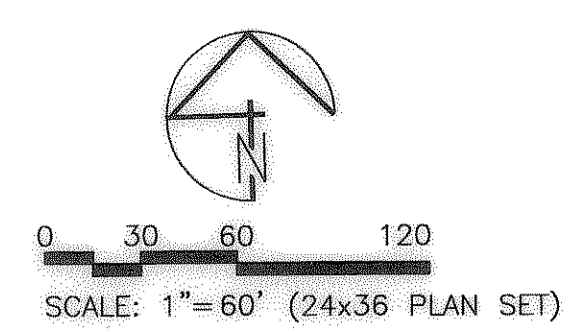


ALTA/ASCM Land Title Survey  
for  
**Pleasant View Holdings, LLC,**  
a Utah limited liability company

PART OF THE SOUTHEAST QUARTER OF  
SECTION 25, TOWNSHIP 7 NORTH,  
RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
PLEASANT VIEW, UTAH



**LEGEND**

	SECTION CORNER
	SET 5/8"x24" REBAR w/ CAP #275617
	FOUND MONUMENT AS NOTED
	BOUNDARY LINE
	FENCE LINE
	EASEMENT
	CENTERLINE
	EXISTING OVERHEAD POWER/POWER POLE
	EX. COMMUNICATIONS LINE
	EX. CULVERT
	EX. ASPHALT

**SURVEYOR'S CERTIFICATE**

I hereby certify to Pleasant View Holdings, LLC Wincopin Circle L.L.P., its successors and assigns American Express - West Equity Fund Limited Partnership First American Title Insurance Company KeyBank, National Association, its successors and/or assigns

1. 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, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, and 20(a). The fieldwork was completed on January 18, 2013.

Dated: 4/19/13

**NOTES/NARRATIVE**

- THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARY OF PARCEL DESCRIBED IN THE TITLE COMMITMENT No. NCS-591393-SLC1. THE SURVEY WAS REQUESTED BY KIRT PETERSON.
- THE BASIS OF BEARING IS N 89°34'13" W BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
- THE NORTH, SOUTH AND WEST LINES WERE ESTABLISHED ALONG THE DEED LINE.
- THE EAST PROPERTY LINE AS ESTABLISHED ALONG THE WEST RIGHT OF WAY LINE OF US HIGHWAY 89-91 USING FOUND RIGHT OF WAY MONUMENTS AND USING RIGHT OF WAY PLANS LABELED PROJ. NO. 1344.

**LEGAL DESCRIPTIONS**

PARCEL 1:  
PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN MONUMENTED WITH A BRASS CAP; THENCE NORTH 89°34'13" WEST 1702.69 FEET (WEST 1689.86 FEET, BY RECORD) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 1078.05 FEET (NORTH 1083.13 FEET, BY RECORD) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE O.S.L. RAILROAD; THENCE NORTH 89°53'08" EAST 542.25 FEET (NORTH 89°26'39" EAST, BY RECORD); THENCE NORTH 1.00 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 25°53'37" WEST 141.96 FEET; THENCE SOUTH 89°53'08" WEST 74.02 FEET; THENCE SOUTH 07°58'27" EAST 18.20 FEET; THENCE NORTH 61°01'54" WEST 64.83 FEET; THENCE NORTH 08°11'47" EAST 29.35 FEET; THENCE NORTH 28°39'22" EAST 29.68 FEET; THENCE NORTH 25°56'25" WEST 118.60 FEET; THENCE NORTH 57°21'40" WEST 18.23 FEET; THENCE SOUTH 64°04'24" WEST 62.02 FEET; THENCE NORTH 25°55'36" WEST 63.12 FEET; THENCE NORTH 64°04'19" EAST 48.70 FEET; THENCE NORTH 25°55'36" WEST 101.79 FEET; THENCE NORTH 52°48'45" WEST 20.27 FEET; THENCE SOUTH 81°56'51" WEST 26.91 FEET; THENCE NORTH 08°03'09" WEST 29.03 FEET; THENCE NORTH 23°29'20" EAST 28.64 FEET; THENCE NORTH 29°17'29" WEST 115.14 FEET; THENCE NORTH 81°57'39" EAST 515.01 FEET (NORTH 81°38'11" EAST, BY RECORD) TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 29°14'43" EAST 685.41 FEET (SOUTH 29°35' EAST, BY RECORD) ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 83°24'35" WEST 29.92 FEET; THENCE SOUTH 81°58'17" WEST 117.65 FEET; THENCE SOUTH 25°55'37" EAST 52.43 FEET; THENCE SOUTH 25.23 FEET TO A POINT 1.0 FOOT NORTH OF THE SOUTH LINE OF PARCEL 19-016-0012; THENCE SOUTH 89°53'08" WEST 306.56 FEET PARALLEL TO AND 1.0 FOOT NORTH OF THE SOUTH LINE PARCEL 19-016-0012 TO THE POINT OF BEGINNING.

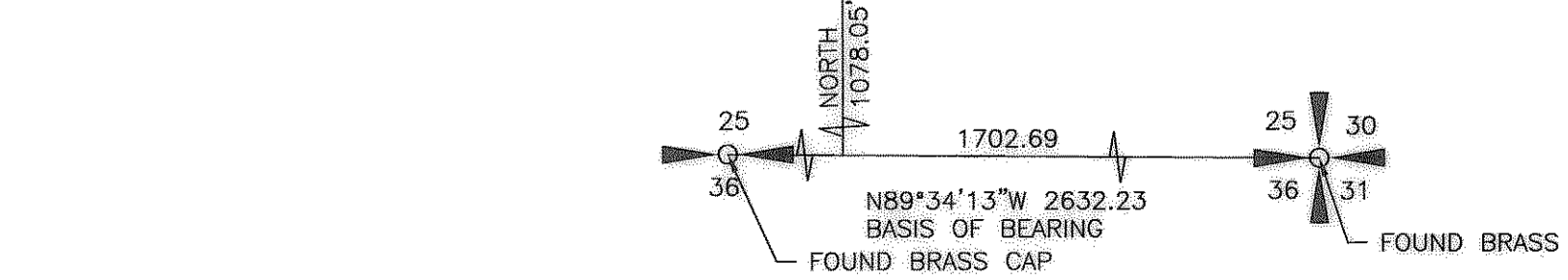
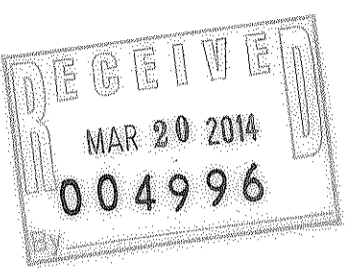
PARCEL 2:  
The Station at Pleasant View Detention Pond Easement. A fifty foot wide nonexclusive utility easement for installation, operation, and maintenance of a storm drainage pond, said easement lying in Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian monumented with a Brass Cap; thence North 89°34'13" West 1702.69 feet (West 1689.86 feet, By Record) along the south line of the Southeast Quarter of said Section 25; thence North 1078.05 feet (North 1083.13 feet; By Record) to a point on the easterly right of way line of the O.S.L. Railroad; thence North 25°55'05" West 335.35 feet along the easterly right of way line of the O.S.L. Railroad to the POINT OF BEGINNING and running thence North 25°55'05" West 292.00 feet continuing along the easterly right of way line of the O.S.L. Railroad; thence North 81°57'39" East 52.54 feet (North 81°38'11" East, By Record); thence South 25°55'05" East 275.87 feet; thence South 64°04'55" West 50.00 feet to the point of beginning.

PARCEL 3:  
A nonexclusive easement for installation, operation, and maintenance of a storm drainage system and sanitary sewer, said easement lying in Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian monumented with a Brass Cap; thence North 89°34'13" West 1702.69 feet (West 1689.86 feet, By Record) along the south line of the Southeast Quarter of said Section 25; thence North 1078.05 feet (North 1083.13 feet; By Record) to a point on the easterly right of way line of the O.S.L. Railroad; thence North 21°13'13" West 450.42 feet to the POINT OF BEGINNING and running thence North 25°55'05" West 32.75 feet; thence North 81°56'51" East 355.16 feet; thence South 23°29'20" West 5.25 feet; thence South 08°03'09" East 15.53 feet; thence South 81°56'51" West 310.91 feet; thence South 62°23'13" West 33.38 feet to the point of beginning.

The Properties described above is the same property described on First American Title Insurance Company's Commitment No. NCS-591393-SLC1 Amendment No. 3 with and Effective date of April 19, 2013.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.74	11519.20	0°31'51"	S29°30'39"E	106.74

**ENCROACHMENT TABLE**

1. TWO PHONE BOXES ARE ENCROACHING ONTO THE SUBJECT PROPERTY BY 1.4 FEET AND 0.5 FEET ALONG THE EAST PROPERTY LINE AS SHOWN.

**ZONING USE DESIGNATION**

ACCORDING TO THE CURRENT PLEASANT VIEW ZONING MAP AS PUBLISHED ON THE CITY'S WEBSITE ON THE DATE OF THIS SURVEY, THE PROPERTY SURVEYED APPEARS TO BE ENTIRELY WITHIN THE "TOD" TRANSPORTATION ORIENTED DEVELOPMENT ZONE. (SEE PLEASANT VIEW CITY CODE CHAPTER 18.29) FRONT YARD: 20 FEET SIDE YARDS: NOT REQUIRED EXCEPT AS REQUIRED FOR BUFFERING ADJACENT RESIDENTIAL USES. REAR YARDS: NOT REQUIRED CORNER SIDE YARD: SAME AS FRONT YARD LOT SIZE: NO MINIMUM. LOT WIDTH: 30 FEET DENSITY: RESIDENTIAL DEVELOPMENT. SUBJECT TO THE OPEN SPACE AND OTHER PROVISIONS OF THE MDG, UP TO 50 DWELLING UNITS PER ACRE ARE ALLOWED.

**TITLE REPORT SCHEDULE B-SECTION 2**

1. Title documents for this property were prepared by: First American Title Insurance Company Commitment No. NCS-591393-SLC1 Amendment No. 3 Effective Date: April 19, 2013

- Exception No:
- Not Plottable
  - Not Plottable
  - Easements, claims of easements or encumbrances which are not shown by the public records None Known
  - Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public record. None Known
  - Not Plottable
  - Not Plottable
  - Not Plottable
  - Not Plottable
  - Not Plottable
  - Not Plottable
  - An easement over, across or through the land for irrigation ditches and incidental purposes, as granted to the State Road Commission of Utah. Recorded: July 25, 1953 Entry No. 207318 (Book 422 at Page 326) Affects property: An overhead power line runs along the east boundary of the subject property as shown.
  - An easement over, across or through the land for irrigation ditches and incidental purposes, as granted to the State Road Commission of Utah. Recorded: August 25, 1953 Entry No. 208455 (Book 424 at Page 409) Note: This document deeds right of way for State Highway 89-91. The grantor also granted 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 (Utah State Road Commission) is thereafter relieved of all responsibility for the maintenance of said ditches.
  - This item has been intentionally deleted
  - Not Plottable
  - Not Plottable
  - This item has been intentionally deleted
  - This item has been intentionally deleted
  - Vehicle access from State Street (US Highway 89/91 & 30-S) 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.
  - Not Plottable
  - Not Plottable
  - The following matters disclosed by an ALTA/ACSM survey made by Alliance Consulting Engineers on March 4, 2013, last revised 2013, designated as Job No. Pleasant View Holdings, LLC. a. phone boxes encroach within the East boundary line of subject property.
  - Not plottable

ALLIANCE CONSULTING ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
allianceengr@questoffice.net

NO.	REVISIONS/ SUBMISSIONS	DATE
1	COMMENTS DATED MARCH 18, 2013	3/26/13
2	TITLE REPORT AMENDMENT NO. 3	4/19/13

NO.	REVISIONS/ SUBMISSIONS	DATE	PROJECT NO.:
1	COMMENTS DATED MARCH 18, 2013	3/26/13	
2	TITLE REPORT AMENDMENT NO. 3	4/19/13	

PROJECT TITLE: ALTA/ASCM Land Title Survey for Pleasant View Holdings, LLC, a Utah limited liability company PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST AND MERIDIAN PLEASANT VIEW, UTAH

DATE: MARCH 4, 2013

DRAWING NO. 1

SURVEY PLAT